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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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1259-79-BZ—B.M.—29 West 26th Street, north side, 350 feet east of Avenue of the Americas, Block 828, Lot 16, Borough of Manhattan. Community Board #5M, re- proposed change of use from manufacturing use group 17 to general residential class A apartment group 2 in M1-6 zoning dist. Contrary to Section 42-10ZR. Alt. #424/79.

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1261-79-A—F.D.—re- packaging of combustible mixture known as "Warco Windshield Washer Anti-Freeze and Cleaner", manufactured by Warwick Laboratories Company Incorporated.

1262-79-A—F.D.—re- packaging of combustible mixture known as "Warco Ice Check", manufactured by Warwick Laboratories Company Incorporated.

1263-79-BZ—B.B.—117 1st Place, north side, 133 feet east of Court Street, Block 449, Lot 49, Borough of Brooklyn. Community Board #6BK. Alt. #1270/79, re- proposed residential use, within a lot line, legally required windows. Contrary to Sec. 23-861ZR.

1264-79-A—B.B.—117 1st Place, north side, 133 feet east of Court Street, Block 449, Lot 49, Borough of Brooklyn. Alt. #1270/79, re- proposed building for conversion for Multiple Dwelling use is Cont. to Sec. 172 of Multiple Dwelling Law.

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1266-79-BZ—B.Bx.—3005 East Tremont Avenue, east side, 75.18 feet north of Ericson Avenue, Block 5381, Lot 41, Borough of The Bronx. Community Board #11BX. Alt. #63/79, re- proposed further encroachments (bedroom, open porch and garage) in required front yard in a R4 dist. Cont. to Sections 23-44ZR, and 54-11ZR.

1267-79-BZ—B.Q.—21-01 Menahan Street, northwest corner of Grandview Avenue, Block 3372, Lots 1, 68, 71 and 80, Ridgewood Borough of Queens. Community Board #5Q. Alt. #931/79, re- proposed extension of time and change of use is Cont. B.S.A. manufacturing establishment use group 17 and accessory parking, loading, unloading, in open area non-conforming use has been discontinued for a period of more than two years. land and building may only be used for a conforming use. Cont. to Sections 22-10ZR and 52-61ZR.

1268-79-A—F.D.—59-01/59-07 71st Avenue, north side, 10 feet east of Myrtle Avenue, Block 3508, Lots 46, 47, 48 and 49, Borough of Queens, re- modification of Certificates of Occupancy #2565, Q188925 and Q188991.

1269-79-BZ—B.M.—146-150 West 26th Street, south side, 214.7 feet east of Seventh Avenue, Block 801, Lot 68, Borough of Manhattan. Community Board #4M, re- proposed change of use from factory to general residential use groups in M1-6 zoning dist. Contrary to Section 42-10ZR. Alt. #861/79.

1270-79-BZ—B.B.—1551 51st Street, north side, 260 feet west of 16th Avenue, Block 5458, Lot 57, Borough of Brooklyn. Community Board #12BK. NB# 175/79, re- proposed floor area ratio of the residential portion of the building in an R6 dist. and open space provided for the residential portion of the building in an R6 dist. is less than that required. Contrary to Sections 23-142ZR, 24-172ZR and 24-173ZR.

1271-79-A—B.B.—1551 51st Street, north side, 260 feet west of 16th Avenue, Block 5458, Lot 57, Borough of Brooklyn. NB #175/79, re- proposed lot line windows for residential portion of building exceed 10% of the facade area of those stories, lot line windows are used to ventilate residential rooms, cellar and first floor have lot line windows. Contrary to Section C26-1205.5 of the Administrative Code, Title C, part 2.

1-80-BZ—B.Q.—78-29 Grand Avenue, northwest corner of 79th Street, Block 2492, Lots 72 and 73, Elmhurst, Borough of Queens. Alt. #1268/78, re- proposed enlargement of an existing nonconforming gasoline service station with automobile repairs, U.G. 16, located within a residential R-4 district, there are no bulk requirements for a commercial use. Contrary to Sections 22-00ZR and 52-40ZR. Community Board #4Q.

2-80-BZ—B.Q.—22-37 College Point Boulevard, east side, 100 feet north of 23rd Avenue, Block 4198, Lot 5; Borough of Queens. Community Board #7Q. NB #112/79, re- proposed U.G. 9 in an R-4 zone is contrary to Section 22-00ZR, there are no bulk and parking requirements for a commercial use in a residential area.

3-80-BZ—B.B.—2131 East 68th Street, east side, 300 feet south of Avenue U, Block 8428, Lot 42, Borough of Brooklyn. Community Board #18BK. #80/79, re- proposed building located in a C3 zone, require that the bulk regulation, does not comply with the required open space ratio and floor area ratio. Contrary to Sections 34-112ZR, 23-141ZR and 23-222ZR.

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4-80-BZ—B.B.—2143 East 68th Street, east side, 409 feet south of Avenue U, Block 8428, Lot 19, Borough of Brooklyn. Community Board #18BK. NB#185/79, re-proposed building located in a C3 zone, require that the bulk regulation, does not comply with the required open space ratio and floor area ratio. Contrary to Sections 34-112ZR, 23-141ZR and 23-222ZR.

5-80-BZ—B.B.—2147 East 68th Street, east side, 429.2 feet south of Avenue U, Block 8428, Lot 18, Borough of Brooklyn. Community Board #18BK. NB#186/79, re-proposed buliding located in a C3 zone, require that the bulk regulation, does not comply with the required open space ratio and floor area ratio. Contrary to Sections 32-112ZR, 23-141ZR and 23-222ZR.

6-80-BZ—B.B.—2141 East 68th Street, east side, 388.10 feet south of Avenue U, Block 8428, Lot 20, Borough of Brooklyn. Community Board #18BK. NB #184/79, re-proposed building located in a C3 zone, require that the bulk regulation, does not comply with the required open space ratio and floor area ratio. Contrary to Sections 34-112ZR, 23-141ZR and 23-222ZR.

7-80-BZ—B.B.—2139 East 68th Street, east side, 368.8 feet south of Avenue U, Block 8428, Lot 21, Borough of Brooklyn. Community Board #18BK. NB #183/79, re-proposed building located in a C3 zone, requires that the bulk regulation, does not comply with the required open space ratio and floor area ratio. Contrary to Sections 32-112ZR, 23-141ZR and 23-222ZR.

8-80-BZ—B.B.—2135 East 68th Street, east side, 328.4 feet south of Avenue U, Block 8428, Lot 23, Borough of Brooklyn. Community Board #18BK. NB #181/79, re-proposed building located in a C3 zone, requires that the bulk regulation, does not comply with the required open space ratio and floor area ratio. Contrary to Sections 34-112ZR, 23-141ZR and 23-222ZR.

9-80-BZ—B.B.—2137 East 68th Street, east side, 348.6 feet south of Avenue U, Block 8428, Lot 22, Borough of Brooklyn. Community Board #18BK NB #182/79, re-proposed building located in a C3 zone, required that the bulk regulation, do not comply with the required open space ratio and floor area ratio. Contrary Sections 34-112ZR, 23-141ZR and 23-222ZR.

10-80-BZ—B.M.—12-14 West 18th Street, south side, 280 feet west of 5th Avenue, Block 819, Lot 53, Borough of Manhattan. Community Board #5M. Alt. #435/79, re-proposed residential building (UG2) located in M1-6 dist. is Cont. to Section 42-00ZR, there are no bulk or parking regulations.

11-80-BZ—B.M.—146 West 28th Street, south side, 201.5 feet east of Seventh Avenue, Block 803, Lot 65, Borough of Manhattan. Community Board #5M. Alt. #1145/79, re-proposed residence buildings (U.G. 2) located in M1-6 dist. is contrary to Section 42-00ZR. There are no bulk or parking regulations.

12-80-A—B.Bx.—3660 East Tremont Avenue, southwest corner of Philip Avenue, Block 5543, Lot 86, Borough of The Bronx, re-proposed pass thru window to a building located in a C1-2 is contrary to Section 32-411ZR. NB #274/78.

13-80-A—B.Bx.—1212 Gun Hill Road, southeast corner of Tenbroeck Avenue, Block 4617, Lot 32, Borough of The Bronx. NB #217/78, re-proposed pass thru window to a building located in a C1-2 is Contrary to Section 32-411ZR.

14-80-BZ—B.B.—557 68th Street, north side, 226.98 feet west of 6th Avenue, Block 5856, Lot 136, Borough of Brooklyn. Community Board #10BK. Alt. #1191/79, re-proposed enlargement at rear of building creates a non-complying rear yard of less than 30.0 feet is Contrary to Section 23-47ZR.

15-80-A—B.B.—557 68th Street, north side, 226.98 feet west of 6th Avenue, Block 5856, Lot 136, Borough of Brooklyn. Alt. #1191/79, re-proposed frame enlargement at rear of subject building, a masonry building is Contrary to Section C26-241.0 of Building Code.

16-80-SA—Emergency Communications System Model #8170, manufactured by American District Telegraph.

17-80-A—B.Q.—89-22/24 Queens Boulevard, northwest corner of 57th Avenue, Block 2855, Lot 19, Elmhurst, Borough of Queens, re-proposed automatic sprinkler system and fire alarm in the above cabaret, building letter dated September 28, 1979 and January 7, 1980. Violation #092879 P.A. 44227E.

18-80-A—B.Bx.—1371 Boston Road, southwest corner of Jefferson Place, Block 2934, Lot 40, Borough of The Bronx, Alt. #379/79, re-proposed conversion of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

19-80-A—B.Bx.—1201 Webster Avenue, southwest corner of East 168th Street, Block 2426, Lot 64, Borough of The Bronx. Alt. #378/79, re-proposed conversion of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

20-80-A—B.Bx.—1596 White Plains Road, southwest corner of East Tremont Avenue, Block 3952, Lot 8, Borough of The Bronx. Alt. #380/79, re-proposed conversion of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

21-80-A—B.Q.—148-25/27 Liberty Avenue, northwest corner of 150th Street, Block 10033, Lot 20, Borough of Queens. Alt. #1230/79, re-proposed conversion of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

22-80-A—B.B.—1652/1676 Bushwick Avenue, south side, 200.17 feet east of Conway Street, Block 3476, Lot 60, Borough of Brooklyn. Alt. #1349/79, re-proposed conversion of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

23-80-A—B.B.—126/142 Flatbush Avenue, northwest corner of Flatbush Avenue Ext., Block 132, Lot 23, Borough of Brooklyn. Alt. #1350/79, re-proposed conversions of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

24-80-A—B.B.—1885/1893 Atlantic Avenue, northwest corner of Ralph Avenue, Block 1714, Lots 28, 30, Borough of Brooklyn. Alt. #1351/79, re-proposed conversion of automotive service station to self-service is Cont. to Sec. C19-73.0 of the Fire Prevention Code.

25-80-BZ—B.B.—404 Graham Avenue, east side, 40 feet north of Jackson Street, Block 2745, Lot 3, Borough of Brooklyn. Community Board #1BK, re-proposed maximum allowable total floor area ratio of 2.0 for the mixed building in a C2-3 in R6 district is exceeded by the proposed enlargement is Cont. to Section 35-32ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

CALENDAR

JANUARY 29, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, January 29, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

281-77-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated and received January 14, 1980.

SUBJECT—Modification of Reference Standard RS 13-1 (Standard for the Installation of Air Conditioning and Ventilating Systems) of the Building Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 13, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday morning, February 13, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

4-53-BZ—Vol. II

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, parking and storage of more than five (5) motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont Avenue, northeast corner of St. Raymonds Avenue, southeast corner of Williamsbridge Road and St. Raymonds Avenue, Block 4076, Lot 12, Borough of The Bronx. Community Board #9BX.

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

ZONING CASES

754-79-BZ

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with three structures, the erection of a two story enlargement to the existing woodworking factory that increases the degree of non-conformity and encroaches on the minimum distance between buildings.

PREMISES AFFECTED—114-11 14th Road, northeast corner of 114th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens. Community Board #7Q.

755-79-A

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114-11 14th Road, north side, between 114th Street and 115th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens.

772-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1121 59th Street, north side, 153.8 feet east of 11th Avenue, Block 5703, Lot 66, Borough of Brooklyn. Community Board #12BK.

773-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1123 59th Street, north side, 174.10 feet east of 11th Avenue, Block 5703, Lot 64, Borough of Brooklyn. Community Board #12BK.

905-79-BZ

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application August 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, in an existing six story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—107 West 25th Street, north side, 100 feet west of 25th Street, Block 801, Lot 30, Borough of Manhattan.

1160-79-A

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

CALENDAR

PREMISES AFFECTED—107 West 25 Street, north side, 100 feet west of Avenue of the Americas, Block 801, Lot 30, Borough of Manhattan.

1059-79-BZ

APPLICANT—Louis Lieberman for Aron Kahan, owner.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-3 and R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1619 48th Street, north side, 140 feet east of 16th Avenue, Block 5443, Lot 85, Borough of Brooklyn. Community Board #12BK.

1070-79-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates, Architects owner, Groff Studio Corporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—151 West 28th Street, north side, 100.01 feet east of Seventh Avenue, Block 804, Lot 8, Borough of Manhattan. Community Board #5M.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

Laid over from January 8, 1980, for continued hearing.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

Laid over from January 8, 1980, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 13, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday afternoon, February 13, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

771-79-A

APPLICANT—Alphonse J. Calvanico for Biaggio Severino, owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—324 Ocean Terrace, south side, 1578.13 feet east of Todt Hill Road, Block 864, Lot 16, Todt Hill, Borough of Staten Island.

855-79-A

APPLICANT—Nicholas J. Salvadeo for Michael Ippolito, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4333 Arthur Kill Road, southwest corner of Winant Place, Block 7407, Lot 25, Pleasant Plains, Borough of Staten Island.

936-79-A

APPLICANT—Alphonse J. Calvanico for Dom Pugliese, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Place, southwest corner of Woodhaven Avenue, Block 881, Lot 200, Todt Hill, Borough of Staten Island.

937-79-A

APPLICANT—Alphonse J. Calvanico for Dominic Pugliese, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Avenue, south side, 235.30 feet east of Todt Hill Road, Block 881, Lot 166, Todt Hill, Borough of Staten Island.

1216-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent, re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island.

1217-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Staten Island.

945-79-A

APPLICANT—Alphonse J. Calvanico for Alphonse J. Calvanico, owner.

CALENDAR

SUBJECT—Application August 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Hunt Lane, northwest corner of Woodhaven Avenue, Block 881, Lot 208, Todt Hill, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 19, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, February 19, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

131-79-BZ—Vol. II

APPLICANT—Tucciarone and DiMilia for Rego Crescent Corporation, owner; 86-43 105th Street Realty Corporation, contract vendee.

SUBJECT—Application for consideration—reopening as Volume II subject to regular procedure—decision of the Borough Superintendent; previously denied under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a two story medical office building that exceeds the permitted area, encroaches on the required side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Borough of Queens.

38-40-BZ

APPLICANT—Millard Bresin for Leemilt Petroleum Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting partly in a residence and partly in a business use district, the parking and storage of more than five motor vehicles on that portion of the plot within the business use district.

PREMISES AFFECTED—87-68 170th Street, west side, 58.95 feet south of Hillside Avenue, Block 9825, Lot Part of 16, Jamaica, Borough of Queens. Community Board #12Q.

202-30-BZ—Vol. II

APPLICANT—Lama and Vassalotti for James E. Vassalotti.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 1, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board) to include additional uses of auto laundry, non-automatic, motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern Boulevard, south side, from 220th Street to 220th Place, Block 7473, Lot 1, Bayside, Borough of Queens. Community Board #8Q.

802-76-BZ

APPLICANT—James Horner for Buffalo Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-5 district, the rehabilitation of an existing four story and basement building that will create non-compliance in the lot area, floor area ratio and open space ratio.

PREMISES AFFECTED—79 Saint Marks Place, north side, 50 feet west of First Avenue, Block 450, Lot 35, Borough of Manhattan.

ZONING CASES

365-79-BZ

APPLICANT—Ferrenz and Taylor, Incorporated, for St. John's Hospital of Queens Division of Catholic Medical Center of Brooklyn and Queens Incorporated, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 73-641 and 72-21 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of a hospital that creates non-compliance within the front yard, side yard and penetration of the sky exposure plane.

PREMISES AFFECTED—90-02 Queens Boulevard, south side, 158.59 feet east of 57th Avenue, Block 2857, Lot 36, Elmhurst, Borough of Queens. Community Board #4Q.

763-79-BZ

APPLICANT—Garrison McNeil for New York Telephone Company, owner.

SUBJECT—Application July 2, 1979—decision of the Borough Superintendent, under Section 73.65 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of an accessory parking facility for an adjoining telephone exchange previously before the Board.

PREMISES AFFECTED—55 Meserole Street, north side, 200 feet east of Lorimer Street, Block 3041, Lots 11, 12, 23 and 25, Borough of Brooklyn. Community Board #1BK.

801-79-BZ

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 (SRD) district, the erection of a one story and mezzanine building for use for a retail store.

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale, Borough of Staten Island. Community Board #3S.I.

802-79-A

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale, Borough of Staten Island.

CALENDAR

1047-79-BZ

APPLICANT—David Paul Helpern for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33rd Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan. Community Board #4M.

1104-79-BZ

APPLICANT—Leonard F. Rothkrug for Thirty Six Realty Company, owner.

SUBJECT—Application October 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—348 West 36th Street, south side, 250 feet east of Ninth Avenue, Block 759, Lot 68, Borough of Manhattan. Community Board #4M.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 19, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, February 19, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

743-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—154 Aspinwall Street, west side, 75 feet north of Hylan Boulevard, Block 7927, Lot 46, Tottenville, Borough of Staten Island.

744-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 140 feet north of Hylan Boulevard, Block 7927, Lot 43, Tottenville, Borough of Staten Island.

745-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 205 feet north of Hylan Boulevard, Block 7927, Lot 41, Tottenville, Borough of Staten Island.

746-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Aspinwall Street, west side, 270 feet north of Hylan Boulevard, Block 7927, Lot 37, Tottenville, Borough of Staten Island.

747-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Aspinwall Street, west side, 335 feet north of Hylan Boulevard, Block 7927, Lot 34, Tottenville, Borough of Staten Island.

748-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Aspinwall Street, west side, 400 feet north of Hylan Boulevard, Block 7927, Lot 30, Tottenville, Borough of Staten Island.

749-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Aspinwall Street, west side, 465 feet north of Hylan Boulevard, Block 7927, Lot 27, Tottenville, Borough of Staten Island.

750-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Aspinwall Street, west side, 530 feet north of Hylan Boulevard, Block 7927, Lot 24, Tottenville, Borough of Staten Island.

CALENDAR

751-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—106 Aspinwall Street, west side, 595 feet north of Hylan Boulevard, Block 7927, Lot 20, Tottenville, Borough of Staten Island.

904-79-A

APPLICANT—The Brooklyn Union Gas Company.

SUBJECT—Application August 3, 1979—appeal from rules promulgated by the Commissioner of Buildings re- vent damper devices in existing boilers and furnaces.

921-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF BUSINESS—Lincoln Square Senic Studios, Incorporated.

SUBJECT—Application August 10, 1979—for Modification of Certificate of Occupancy #24874, re- Sprinkler System.

PREMISES AFFECTED—558 West 34th Street, south side, 15 feet east of 11th Avenue, Block 705, Lot 68, Borough of Manhattan.

1100-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—Bo-Far Realty Corporation.

SUBJECT—Application October 15, 1979—for Modification of Certificate of Occupancy #3184093, re- sprinkler system.

PREMISES AFFECTED—9131 Bedell Lane, northeast corner of Remsen Avenue, Block 8141, Lot 64, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 8, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 11, 1979, were approved as printed in the Bulletin of December 20, 1979, Volume 64, Number 50.

636-53-BZ

APPLICANT—Rocco Parisi for Dominic Ferrara and Michael Caravaglio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office.

PREMISES AFFECTED—700 Post Avenue, southwest corner of Clove Road, Block 227, Lot 74, West Brighton, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Ross S. Spiro.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #1S.I. was notified by the applicant on October 10, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on June 15, 1954 on certain conditions; and

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 15, 1954 as amended through June 23, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit...; on condition that all parking of vehicles shall be within the property lines; there shall be no parking or storage of commercial vehicles; and sidewalks shall be repaired where required; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."
(N.B. 631-53)

154-54-BZ

APPLICANT—Leonard F. Rothkrug for John Muzuki and Louis Moyette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 27, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester Avenue and 3101-3109 Wilkinson Avenue, southeast corner, Block

4239, Lot 1, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Richard M. Litman.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

423-73-BZ

APPLICANT—Thomas P. Crinnion for Avenue Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 20, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-8 district in an existing 20 story mixed building, the addition to the uses of the first floor restaurant to include cabaret.

PREMISES AFFECTED—1189-1199 First Avenue and 352 East 65th Street, southwest corner, Block 1439, Lot 30, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on December 6, 1979; and

WHEREAS, this application was granted by the Board on November 20, 1973, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on November 20, 1973 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 597-73)

698-74-BZ

APPLICANT—Frederick A. Ketcher for Government of the Republic of the Philippines, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 18, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in an existing seven story foreign government structure, the addition to the restaurant use to include cabaret.

PREMISES AFFECTED—556 Fifth Avenue, west side, 25.5 feet south of West 46th Street, Block 1261, Lot 39, Borough of Manhattan. Community Board #5M.

MINUTES

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5M recommended approval received on December 18, 1979; and

WHEREAS, this application was granted by the Board on March 18, 1975, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 18, 1975 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from March 18, 1980, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 116-74)

308-75-BZ

APPLICANT—Nicholas J. Salvadeo for George Spanos, owner.

SUBJECT—Application for consideration—to withdraw the application of October 4, 1979 to reopen and amend the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area of the first floor and a new second floor to the existing restaurant and the addition to the uses to include cabaret.

PREMISES AFFECTED—231-10 Northern Boulevard, southwest corner of 232nd Street, Block 8164, Lot 30, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

314-78-BZ

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Donald Weston, Austin Lober and Allen Daniel.

For Opposition: Doris Diether.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2M recommended denial of the application on January 8, 1980; and

WHEREAS, this application was granted by the Board on July 18, 1978 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 18, 1978 by adding thereto:

"To permit a superintendent's/janitor's apartment in the cellar of premises 704-712 Greenwich Street, and that the maximum number of rooms be limited to 122½, substantially as shown on revised drawing of proposed conditions marked 'Received November 7, 1979'—one sheet; on condition that the superintendent's/janitor's apartment shall comply with Section 34 of the Multiple Dwelling Law; that substantial construction shall be completed within one year from the date of this amended resolution, and that other than as herein amended, the resolution above cited shall be complied with in all respects." (Alt. 107-78)

315-78-A

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Donald Weston, Austin Lober and Allen Daniel.

For Opposition: Doris Diether.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 18, 1978 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 18, 1978 by adding thereto:

"that all work shall conform to the requirements of the resolution adopted by the Board this day under Cal. No. 314-78-BZ, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 107-78)

MINUTES

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for consideration—reopening for amendment of the resolution—appeal from Administrative decision re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwin Storch.

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar, for decision at the request of the applicant; hearing closed.

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, Lot 71, Block 8086, Lot 1, Block 8087, Lot 1, Block 8088, Lot 1, Block 8092, Lot 127, Block 8099, Lot 147, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Irving Teplitsky, Harold Davis and Neil R. Berzak.

For Opposition: Helen Philben, Virginia Deal and John O. Riedl.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 15, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5B district, in an existing twelve story manufacturing structure the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Boxer, Vincent Grasso and H. R. Shapiro.

For Opposition: Doris Diether, Jeffrey S. Jeen and Jean Fogel.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., Special Order Calendar, for continued hearing.

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Edwin Storch.

For Opposition: None.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M. for hearing.

235-79-BZ

APPLICANT—Joseph A. Gioia for P.C. LaBella Funeral Chapels, owner.

SUBJECT—Application March 6, 1979—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in an R5 district, in an existing two story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity.

PREMISES AFFECTED—2625 & 2627 Harway Avenue, northeast corner of Bay 43rd Street, Block 6898, Lot 9, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Emilio Altadonna.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M. for decision, hearing closed.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: None.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at
10 A.M. for decision, hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia
Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in a C6-1 district, in an existing
seven story building, the conversion of the second through
seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side,
147.7 feet south of Myrtle Avenue, Block 147, Lot 9,
Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Ronald U. Noll.
For Opposition: None.

ACTION OF BOARD—Laid over to January 29, 1980, at
10 A.M., for deferred decision at the request of the appli-
cant; hearing closed.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Prop-
erties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a
decision of the Borough Superintendent re- bedroom
windows.

PREMISES AFFECTED—351-353 Jay Street, east side,
147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald U. Noll.
For Opposition: None.

ACTION OF BOARD—Laid over to January 29, 1980, at
10 A.M., for deferred decision at the request of the appli-
cant; hearing closed.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein,
owner.

SUBJECT—Application March 27, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in a R3-2 district the construction and
maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway,
west side, 324.53 feet north of Northern Boulevard, Block
8129, Lot 44, Little Neck. Borough of Queens. Community
Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.
For Opposition: None.

ACTION OF BOARD—Laid over to February 5, 1980, at
10 A.M. for deferred decision at the request of the appli-
cant; hearing closed.

500-79-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson
Street Incorporation, owner, El Dario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Bor-
ough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in an M1-5 district, in an existing
eight story commercial building, the conversion of the
third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, north-
west corner of Vestry Street, Block 222, Lot 19, part of 22,
Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Laid over to January 22, 1980, at
10 A.M. for deferred decision; hearing closed.

522-79-BZ

APPLICANT—Nicholas J. Salvadeo for William Myers,
owner.

SUBJECT—Application May 2, 1979—decision of the Bor-
ough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in an R3-2 district, the reconstruction
and modernization of an existing automotive service
station and retail store establishment.

PREMISES AFFECTED—496 Arthur Kill Road, southeast
corner of Elverton Avenue, Block 5450, Lots 22 and 27,
Great Kills, Borough of Staten Island. Community Board
#3S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo, William Myers and
Vincent Myers.
For Opposition: Else Perl.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 22, 1980, at
10 A.M. for decision; hearing closed.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman,
owner.

SUBJECT—Application May 23, 1979—decision of the Bor-
ough Superintendent, under Sections 72-01 and 72-21 of
the Zoning Resolution, to permit in an R5 district, the
erection of a three story, three family dwelling that en-
croaches on the required front side and rear yards and
with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side,
380 feet west of 17th Avenue, Block 5510, Lot 26, Borough
of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: David C. Winters.
For Opposition: Eva Ganz, Judith Segal and Misen Ganz.

ACTION OF BOARD—Laid over to February 13, 1980, at
10 A.M., for continued hearing at the request of the
applicant.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman,
owner.

SUBJECT—Application May 23, 1979—appeal from a deci-
sion of the Borough Superintendent re- Multiple Dwelling
Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side,
380 feet west of 17th Avenue, Block 5510, Lot 26, Borough
of Brooklyn.

ACTION OF BOARD—Laid over to February 13, 1980, at
10 A.M., for continued hearing at the request of the
applicant.

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff,
owner.

SUBJECT—Application June 14, 1979—decision of the Bor-
ough Superintendent, under Section 73-35 of the Zoning

MINUTES

Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Allen B. Terjesen.

For Opposition: None.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for hearing.

733-79-BZ

APPLICANT—Maurice Intrator for Narrowbacks Incorporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story building, the extension of the existing restaurant are on the first floor into a portion of the second floor.

PREMISES AFFECTED—345 Second Avenue, northwest corner of East 20th Street, Block 901, Lot 26, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Thomas P. Crinnion. P.E.

For Opposition: None.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M. for continued hearing, additional information to be submitted.

735-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251 58th Street, north side, 290 feet west of 13th Avenue, Block 5697, Lot 57, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled and Mor Weiss.

For Opposition: Carmine J. Capoano, Gloria Oliva, Grace Dimaria and Anna Caccasso.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for continued hearing, additional information to be submitted.

736-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251A 58th Street, north side, 260 feet west of 13th Avenue, Block 5697, Lot 56, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for continued hearing, additional information to be submitted.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Stephen N. Weiss, Antoine De Arroya, Agnes C. Maloney, George A. Ruffalo and Mario Mastrocoia.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for decision; hearing closed.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Horace Bullard, Dreta London and Joseph Pompilio.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M. for decision; hearing closed.

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lots 49, 50, and 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Philip K. Perlman, Vincent Trocchia and Richard Fiore.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for decision; hearing closed.

MINUTES

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner's Corporation.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.... 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for decision; hearing closed.

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner's Corporation.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.... 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for decision; hearing closed.

1225-79-A

APPLICANT—Sheldon Lobel for West 29th Street, owner's Corporation.

SUBJECT—Application December 6, 1979—appeal from a decision of the Borough Superintendent re- egress (277 M.D.L.).

PREMISES AFFECTED—116-118 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 50, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.... 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for decision; hearing closed.

1030-79-BZ

APPLICANT—Dominick Salvati and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Ronald U. Noll.

For Opposition: None.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for hearing, at the request of the applicant.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance Company, of America, owner, Mary Catinella-Blueprint Restaurant, Lessee.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Harriet Jacobs and Ronald U. Noll.

For Opposition: Robert Alexander.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

514-79-BZ

APPLICANT—Arthur Guttman for Loft Management Company, owner.

SUBJECT—Application April 30, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 New York City Charter of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing eight story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling.

PREMISES AFFECTED—39 East 19th Street, north side, 200 feet west of Park Avenue South, Block 848, Lot 28, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; then to December 18, 1979; then to January 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1979, acting on Alt. Applic. #124/1979, reads:

"1. Proposed residence building (U.G. 2) located in M1-5 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, on a plot with an existing 8-story commercial and manufacturing structure, the conversion of the second through eighth floors into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 30, 1979", 5 sheets and "December 31, 1979", 4 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that 25% of the roof be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Theodore Sherman and Philip Tovac.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; then to December 18, 1979; then to January 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated May 21, 1979, acting on Alt. Applic. #4761/1977, reads:

"C5. Certification has not been granted by Administrator of Housing Preservation and Development Z.R. 96-109.

C6. Room layout is contrary to Section 96-105 of Zoning Resolution."
and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the site and building are extremely narrow; and

WHEREAS, the layout required by the special district regulations would restrict the building viability; and

WHEREAS, the conforming layout would create a practical difficulty and economic hardship because of the room size; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-5 CL district, the conversion of a four-story structure into a multiple dwelling that does not have the required special district layout *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 22, 1979", 7 sheets; and *on further condition* that a smoke detector be installed in each apartment; that a rate-of-rise device be installed in the cellar and basement, connected to an alarm that can be heard throughout the building; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

805-79-BZ

APPLICANT—H. M. Cole for Orient Overseas Associates, owner.

SUBJECT—Application July 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an C6-9CR district, in an existing 32 story office building, the conversion of mechanical equipment space into offices that create non-compliance in floor area ratio.

PREMISES AFFECTED—Wall Street Plaza, 88 Pine Street, southeast corner, Block 38, Lot 17, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: H. M. Cole.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

For Administration: Suzanne O'Keefe, CPC.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 5, 1979, acting on Alt. Applic. #680/1979, reads:

"1. Maximum floor area ratio is exceeded within a C6-9 district contrary to Section 33-122 ZR and BSA Cal. No. 277-70 ZB."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #1M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C6-9 CR district, in an existing 32-story office building, the conversion of mechanical equipment space into offices that creates non-compliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 16, 1979", 7 sheets, and "October 9, 1979", 1 sheet; and *on further condition* that a plan showing the plaza layout and treatment be submitted to the Board for approval prior to the issuance of a building permit; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

886-79-BZ

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-1 and R3-2 district, in an existing one story building, in addition to the proposed conforming florist shop, the use of a portion of the premises as a monument sales establishment with accessory outdoor display.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1979, acting on Alt. Applic. #246/1978, reads:

"1. The proposed monument sales establishment (Use group 7) which is not a use permitted as of right when located in a C1-1 zoning district is contrary to Section 32-16 of the Zoning Resolution. *

2. The proposed display of monuments accessory to a monument sales establishment which is not located within a completely enclosed building when located in a C1-1 zoning district is contrary to Section 32-411 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and

grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-1 and R3-2 district, in an existing one-story building, in addition to the proposed conforming florist shop, the use of a portion of the premises as a monument sales establishment with accessory outdoor display *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 4 sheets; and *on further condition* that there shall be no monument processing of any type, including engraving, performed on the premises; that trees and landscaping be planted as indicated on drawing number 2; that a smoke detector be installed in the cellar and first floor; that this variance shall be limited to a term of 15 years; that the structure be maintained in accordance with the requirements for a Class IID fire rating; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

887-79-A

APPLICANT—Albert Melniker for Marsha McGinn, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed conversion of a frame IIE residential structure to a commercial occupancy within the fire district.

PREMISES AFFECTED—6300 Amboy Road, east side, 337 feet north of RR Right of Way, Block 7702, Lot 56, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1979, on Alt. Applic. #246/78, reads:

"1 The proposed conversion of a frame IIE residential structure to a commercial occupancy when located within the fire district is contrary to Section C26-403.1 and Table 4-1 of the Administrative Code."

and

WHEREAS, the premises had a site evaluation by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 11, 1979, acting on Alt. Applic. #246/78, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 886-79-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 4:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 8, 1980 at 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

MINUTES

217-21-SR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Rules of the Board of Standards and Appeals covering the installation and use of oil burning equipment and the storage of oil used in connection therewith.

AUTHORITY—Section 666.2 of the City Charter and Section C26-106.2 of the Building Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: M. Hassman, P.E., Department of Buildings.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the Rules cited above were adopted by the Board on June 15, 1934 and amended several times through May 22, 1964; and

WHEREAS, the New York City Building Code presently in effect, which was adopted December 6, 1968 as Local Law No. 76 of 1968, incorporated the Board's Rules with modifications as recommended by the Polytechnic Institute of New York; and

WHEREAS, Rule 3.2 prohibits the use of crankcase refuse oil as fuel oil, although such use complies with the requirements of the Reference Standards of the Building Code.

Resolved, that the Board of Standards and Appeals does hereby revoke the Rules cited above to prevent conflicts with the Building Code and establish the Building Code as the sole authority.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

413-53-SM

APPLICANT—Victaulic Company of America, owner.

SUBJECT—Additional check valve.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

413-53-SM—Amendment to resolution to include additional check valve.

Victaulic Company of America, South Plainfield, New Jersey, requested that the resolution adopted September 22, 1953 and amended through October 2, 1979 under Calendar Number 413-53-SM be reopened and amended to include an additional check valve.

PROPOSED USE: Check valve for fire lines.

DESCRIPTION: The additional check valve is the Victaulic Vic-Check Check Valve, Series 710. It is used on steel fire lines, with a rated working pressure of 250 psi. The available sizes are 4", 6", and 8".

The valve is a wafer type, with a spring closed dual disc design. Materials include a malleable iron housing, stainless steel shaft and spring, and aluminum bronze discs.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (File EX 3059) and Factory Mutual Research (Serial No. 27342).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 22, 1973 and amended through October 2, 1979 under Calendar Number 413-53-SM be reopened and amended to include an additional check valve for fire lines, Victaulic Vic-Check Check Valve, Series 710, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 413-53-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

228-70-SM

APPLICANT—Process Engineering, Incorporated, owner.

SUBJECT—Additional storage tanks.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

228-70-SM: Amendment to resolution to include additional storage tanks.

Process Engineering, Incorporated, Plaistow, New Hampshire, requested that the resolution adopted January 26, 1971 and amended through November 18, 1975 under Calendar

MINUTES

Number 228-70-SM be reopened and amended to include additional storage tanks.

PROPOSED USE: Tanks for storage of liquefied oxygen, nitrogen, or argon and supply of liquid or gas under pressure.

DESCRIPTION: The additional tanks, MODELS 1625-5H, 3125-5H, 6050-5H, 9200-3H, and 11300-3H, are the same in intended use, general construction and materials as tanks previously approved under this Calendar Number. They are double walled construction. Inner vessels are of alloy 5083 aluminum. They are designed for -320°F. and for internal pressures as tabulated. They are each protected by pop safety valve and a rupture disc safety head, as tabulated, connected to the tank vent line. Outer vessels are steel, thicknesses as tabulated. They are designed for full vacuum internal pressure and 15 psia external pressure. The annular space between the vessels is highly evacuated and filled with perlite. Piping from the exterior to the inner vessels is Type 304 stainless with welded joints. External piping is stainless steel or Type K copper tubing. Valves are bronze or brass. Joints are screwed or silver soldered.

MODEL 3125-5H is almost identical to the previously approved MODEL H-3125-3. The only differences are minor piping changes for broader applicability and minor outer vessel changes to facilitate manufacture.

MODELS 1625-5H, 3125-5H, 6050-5H, 9200-3H, and 11300-3H differ from the previously approved MODELS 1625-5, 3125-5, 6050-5, 9200-3, and 11300-3 only in that the long dimension is horizontal instead of vertical, and support legs are changed to suit the horizontal configuration.

Model	1625-5H	3125-5H	6050-5H	9200-3H	11300-3H
Capacity (Gallons)	1625	3125	6050	9200	11300
Weight (Pounds)	11,500	19,000	30,000	40,400	47,500
Inner Vessel Inside Diameter (In.)	60	78	78	102	102
Design Pressure (psi)	267.4	271.3	278.4	276.6	279.5
Test Pressure (psi)	401	407	418	415	419
Shell Thickness (In.)	.825	1.076	1.104	1.435	1.450
Safety Valve Set (psig)	250	250	250	250	250
Rupture Disc Rtg. (psig)	375	375	375	375	375
Outer Vessel Dia. (In.)	78	96	96	120	120
Outer Vessel Lgth. (In.)	188	201 $\frac{3}{8}$	345 $\frac{3}{8}$	320	374 $\frac{3}{4}$

INSPECTION AND TEST: The inner vessels of the tanks are pressure tested to 1½ times design pressure by the manufacturer as a design criterion. The tanks have been certified by Timothy G. Crowell, P.E. No. 28374, Mass., to comply with the ASME Boiler and Pressure Vessel Code, Section VIII, Division 1, which includes hydrostatic pressure testing.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 26, 1971 and amended through November 18, 1975 under Calendar Number 228-70-SM be reopened and amended to include additional tanks for storage of liquefied oxygen, nitrogen, or argon and supply of liquid or gas under pressure, Models 1625-5H, 3125-5H, 6050-5H, 9200-3H, and 11300-3H, on condition that all uses, locations and installations of the tanks shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc. as well as all

product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 228-70-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

608-73-SA

APPLICANT—SGB Universal Builders Supply Incorporated, owner.

SUBJECT—Additional size of material hoist tower.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
608-73-SA: Amendment to resolution to include additional size of material hoist tower.

SGB Universal Builders Supply Incorporated, Mount Vernon, New York, requested that the resolution adopted December 3, 1974 and amended September 18, 1979 under Calendar Number 608-73-SA be reopened and amended to include an additional size of material hoist tower.

PROPOSED USE: Material hoist and hoist tower.

DESCRIPTION: The previously approved SGB 5K Material Hoist Tower had a specified width of 10'-0".

The additional size is the extension of the tower width to 14'-9". All other aspects of the tower, including the load rating of the hoist car which it carries, 5000 pounds, remain the same.

INSPECTION AND TEST: The tower has been certified by Joseph M. Titunik, P.E., No. 26814, New York, to retain its load carrying capacity at the increased width.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted December 3, 1974 and amended September 18, 1979 under Calendar Number 608-73-SA be reopened and amended to include an additional size of material hoist tower, the extension of the width of the SGB-5K Material Hoist Tower to 14'-9", on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

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The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 608-73-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

457-75-SM

APPLICANT—Berger Industries, Incorporated, owner.

SUBJECT—Additional use of pipe.

APPEARANCES—

For Applicant: D. W. Meyer.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

457-75-SM—Amendment to resolution to include additional use of pipe.

Berger Industries, Incorporated, Metuchen, New Jersey, requested that the resolution adopted November 3, 1976 under Calendar Number 457-75-SM be reopened and amended to include an additional use of pipe.

PROPOSED USE: Pipe for standpipe and sprinkler systems.

DESCRIPTION: The pipe is Berger Lightwall Water Pipe, which was previously approved for sprinkler systems. The additional use is for standpipe systems.

The thicknesses correspond to Schedule 10 pipe. The lightweight pipe strengths, as calculated on the basis of their wall thicknesses, outside diameters, and yield strength of the steel from which they are fabricated (32,000 psi), exceed the requirements of ASTM A-120.

The dimensions and strengths are as follows:

Nominal size	O.D.	I.D.	Wall thickness	Schedule 40 wall thickness	ASTM A-120 required strength	Calculated strength
3"	3.500	3.260	.120	.189	1000 psi	2190 psi
4"	4.500	4.260	.120	.207	1200 psi	1707 psi
5"	5.563	5.295	.134	.226	1200 psi	1541 psi
6"	6.625	6.357	.134	.280	1200 psi	1294 psi

INSPECTION AND TEST: The pipe met the tensile strength, hardness, and chemical composition requirements of

ASTM A-120 for Schedule 40 pipe when tested by Jersey Testing Laboratories, Incorporated, Newark, New Jersey (No. NS-3333).

The calculated strengths listed above exceed the strengths required by the Building Code of the City of New York for valves on standpipe lines in buildings not exceeding 300 feet in height.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 3, 1976 under Calendar Number 457-75-SM be reopened and amended to include the use of Berger Lightwall Water Pipe, sizes 3", 4", 5", and 6", for standpipe systems, on condition that all standpipe uses shall be restricted to buildings of 300 feet or less in height, and that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 457-75-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

811-79-A

APPLICANT—Joseph B. Raia for Sandra Siste, owner.

SUBJECT—Application July 19, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—20 Clinton Road, west side, 207.45 feet south of Amboy Road, Block 5132, Lot 27, Great Kills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1979, on Alt. Applic. #122/79, reads:

"1. The street giving access to these premises is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Art. 3, Sec. 36 of the General City Law and,

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B. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore is contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1979, acting on Alt. Applic. #122/79, Objection No. 1 A and B, be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "July 19, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

820-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, lessee.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent re-proposed conversion to Self Service Gas Station is contrary to Section 19-73-C-B-2 of the Fire Prevention Code, City of New York.

PREMISES AFFECTED—401/423 East 80th Street, northwest corner of Foster Avenue, Block 7918, Lots 1, 76, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1979, on Alt. Applic. #774/79, reads:

"1. Proposed change from gasoline service station to gasoline service station (self-service gasoline sales) is contrary to G19-73.0.b.2 of the Fire Prevention Code of the City of New York."

and

WHEREAS, a decision of the Borough Superintendent, reads: "Proposed change from gasoline service station to gasoline service station (self-service gasoline sales) is contrary to C19-73.0.b.2 of the Fire Prevention Code of the City of New York;" and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b.2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent, dated July 20, 1979 be and it hereby is *modified* and that

the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It Is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that there be no servicing or repair of motor vehicles on the premises; *on further condition* that the building, equipment, devices and controls shall substantially conform to drawings, marked received "July 23, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

823-79-A

APPLICANT—Charles A. Magrino for John Drago, owner, Emmino Brothers Salvage, Incorporated, lessee.

SUBJECT—Application July 24, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—50 Johnson Street, west side, 452.22 feet north of Arthur Kill Road, Block 7207, Lot 239, Port Socony, Borough of Staten Island.

APPEARANCES—

For Applicant: Charles Magrino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 26, 1979, on Alt. Applic. #80/69, reads:

"8. Since the street providing access to the existing structure has not been placed on the official map of the City of New York, a Certificate of Occupancy may not

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be issued as per Article 3, Section 36 of the General City Law."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 26, 1979, acting on Alt. Applic. #80/69, Objection No. 8 be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the street be maintained in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "July 24, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

954-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Reading Avenue, south side, 220 feet west of Wainwright Avenue, Block 5643, Lot 111, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1979, on N.B. Applic. #1039/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1979, acting on N.B. Applic. #1039/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corpora-

tion Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

955-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—671 Leverett Avenue, north side, 160 feet west of Richmond Avenue, Block 5609, Lot 15, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1979, on N.B. Applic. #1041/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1979, acting on N.B. Applic. #1041/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

956-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—677 Leverett Avenue, north side, 40 feet east of Wainwright Avenue, Block 5609, Lot 20, Eltingville, Staten Island.

APPEARANCES—

For Applicant: David Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1979, on N.B. Applic. #1042/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1979, acting on N.B. Applic. #1042/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

957-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—683 Leverett Avenue, north side, 180 feet east of Wainwright Avenue, Block 5609, Lot 22, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1979, on N.B. Applic. #1043/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1979, acting on N.B. Applic. #1043/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

958-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, Incorporated, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—695 Leverett Avenue, north side, 50 feet east of Wainwright Avenue, Block 5609, Lot 28, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1979, on N.B. Applic. #1044/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

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and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1979, acting on N.B. Applic. #1044/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

959-79-A

APPLICANT—Alphonse J. Calvanico for Corbin Estates, owner.

SUBJECT—Application August 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—701 Leverett Avenue, northeast side corner of Wainwright Avenue, Block 5609, Lot 31, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1979, on N.B. Applic. #1045/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1979, acting on N.B. Applic. #1045/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of

selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1058-79-A

APPLICANT—ERC Technology Corporation, owner.

SUBJECT—Application September 18, 1979—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "CarFare" (6) six ounce high density polyethylene bottles with screw-on, high density needle tip spout container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated August 24, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product "CarFare" a Combustible mixture with a flash point of 130°F (T.O.C.) in containers as follows: 6 oz. high density polyethylene bottles with screw-on, high density needle tip spout is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps.

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated August 24, 1979, acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "September 18, 1979", 2 sheets, that the modification shall apply to "Car-Fare" in six ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 1058-79-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

MINUTES

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Jay M. Newman and Fred Coleman.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Hearing reopened and laid over to January 15, 1980, at 2 P.M., for decision; hearing closed.

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: W. Froehlich.

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for deferred decision; hearing closed.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria.

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for hearing.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot S. Shapiro, P.E.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze", in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred to January 15, 1980, at 2 P.M., hearing closed.

784-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 Aspinwall Street, east side, 94 feet north of Hylan Boulevard, Block 7926, Lot 62, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter Oddo.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

785-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Aspinwall Street, east side, 154 feet north of Hylan Boulevard, Block 7926, Lot 67, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

786-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—176 Carteret Street, west side, 75 feet north of Hylan Boulevard, Block 7926, Lot 49, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

MINUTES

787-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.
SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—168 Carteret Street, west side, 150 feet north of Hylan Boulevard, Block 7926, Lot 47, Tottenville, Borough of Staten Island.
THE VOTE TO CLOSE HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

788-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.
SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—162 Carteret Street, west side, 225 feet north of Hylan Boulevard, Block 7926, Lot 41, Tottenville, Borough of Staten Island.
THE VOTE TO CLOSE HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

822-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, for Evelyn Green, et al., Executors, owner.
SUBJECT—Application July 23, 1979—Modification of Certificate of Occupancy #13059 re- sprinkler system.
PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.
APPEARANCES—
For Applicant: Lt. R. J. Ellis.
For Opposition: Ronald Jamron.
THE VOTE TO REOPEN HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
THE VOTE TO CLOSE HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Hearing reopened and laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.
SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: B. Fricker.

ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for deferred decision, hearing closed.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.
SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.
ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for deferred decision, hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.
SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.
ACTION OF BOARD—Laid over to January 22, 1980, at 2 P.M., for deferred decision, hearing closed.

1052-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.
SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—37 Valdemar Avenue, north side, 162-05 feet east of Queensdale Street, Block 6857, Lot 31, Huguenot, Borough of Staten Island.
APPEARANCES—
For Applicant: Betty Fricker.
THE VOTE TO CLOSE HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

1053-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.
SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—51 Valdemar Avenue, northeast corner of Queensdale Street, Block 6857, Lot 1, Huguenot, Borough of Staten Island.
THE VOTE TO CLOSE HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

MINUTES

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Harry Shapiro.

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for hearing at the request of the owner's representative.

Adjourned: 4:45 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTIONS*

The resolution adopted November 13, 1979 under Calendar Number 552-79-BZ and published in Bulletin No. 46, Vol. LXIV is hereby corrected to read as follows:

552-79-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Mary J. Lange, owner. Manoidis Enterprises, Contract Vendee.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 (SR) district, in conjunction with the erection of a one story restaurant, the expansion of the open accessory parking facility into the residence district.

PREMISES AFFECTED—9011 Third Avenue, east side, 58.1¼ feet south of 90th Street, Block 6081, Lots 3, 4, 6, 11, 13, 14 and 15, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1979, after due notice by publication in the Bulletin; laid over to September 25, 1979; then to October 9, 1979; then to October 30, 1979; then to November 13, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1979, acting on N.B. Applic. #41/1979, reads:

"5. Portion of proposed development consisting of a one story commercial building obstructs the required open space zone of the lot contrary to Sec. 114-262 of the Zoning Resolution.

6. Unenclosed accessory group parking facility and driveways obstructs the required open space zone of lot in the Special Bay Ridge zoning district contrary to sec. 114-262(c) of the Zoning Resolution.

8. Portion of proposed one story commercial building obstructs the restricted building open space zone an amount of private or semiprivate open space is not provided contrary to sec. 114-263 of the Zoning Resolution.

9. The required open space zone of the lot in the Special Bay Ridge Zoning District is not improved in accordance with sec. 114-27 of the Zoning Resolution.

10. The required front yard as set forth in sec. 114-111 of the Zoning Resolution for the portion of the lot located within Area A of the Special Bay Ridge Zoning District is obstructed by parking spaces contrary to sec. 23-44 of the Zoning Resolution.

12. Curb cut along a major street (3rd Avenue) is contrary to sec. 114-06 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. and whereas, the plot is irregular in shape and size and divided by a district boundary separating a commercial and residential district, and whereas under Section 76-131, the normal depth for a C1-2 district is 150 feet and whereas, there are permitted uses that could generate greater vehicular traffic, and whereas the lot area within the residence district is irregular and cannot be developed to yield a reasonable return to the

owner, and whereas the restaurant is a conforming use in a C1-2 district, and whereas, the City Planning Commission was not opposed and recommended certain conditions.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R6 (BR) district, in conjunction with the erection of a one story restaurant, the expansion of the accessory parking facility into the residence district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "May 8, 1979", 2 sheets and "October 5, 1979", 1 sheet and *on further condition* that the accessory parking be restricted to the C1-2 district between 12 midnight and 7 A.M.; that outdoor lighting be directed away from adjoining plots, that there shall be no curb cut on 90th Street; that trees be planted on both street frontages in accordance with Section 114-05 of the Zoning Resolution, that ingress and egress be restricted to one curb cut on Third Avenue; that screening be provided along all property lines as indicated on the plan filed herewith, that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable be complied with.

* The resolution is to be corrected to reflect the new objections from the Borough Superintendent dated October 4, 1979, objections 5 thru 12.

CORRECTION*

The resolution adopted December 11, 1979 under Calendar Number 1112-78-BZ and published in Bulletin No. 50, Volume LXIV, is hereby corrected to read as follows:

1112-78-BZ

APPLICANT—Nicholas J. Salvadeo for Victory Boulevard Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board for applicant to properly notify all property owners within the affected area—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story and cellar office building with accessory parking in the open area.

PREMISES AFFECTED—Victory Boulevard, south side, 100 feet east of Canterbury Avenue, Block 2085, Lot 14-T, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and John J. Turvey.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Not Voting: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1979, after due notice by publication in the

CORRECTIONS

Bulletin; laid over to October 23, 1979; then to November 20, 1979; then to December 4, 1979; then to December 11, 1979.

and

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1978, acting on N.B. Applic. #1700/1978, reads:

"1. The proposed construction of an office building (Use Group 6) which is not a use permitted as of right when located in an R3-2 zoning district is contrary to Section 22-10 of the Zoning Resolution.

2. There are no bulk, parking or loading regulations for a commercial building located in an R3-2 zoning district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, this site has an irregular topographical condition; and

WHEREAS, this site is unsuitable or unmarketable for residential development; and

WHEREAS, this site is adjacent to and faces a major intersection and is within 100 feet of a vehicular overpass; and

WHEREAS, the site fronts on the service road to an expressway; and

WHEREAS, the Board has determined that this will provide a suitable buffer between the heavily trafficked Victory Boulevard, the service road of the expressway and to the residential development area to the south; and

WHEREAS, a curb cut provided for vehicular exit into Victory Boulevard will alleviate any potential adverse traffic impact on the residential community; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two-story and cellar office building with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 29, 1978", 1 sheet, "March 28, 1979", 5 sheets, and "June 4, 1979", 1 sheet; and *on further condition* that this variance shall be limited to a term of 20 years; that there shall be no curb cut on the Darcy Avenue frontage; that all traffic shall use Victory Boulevard and South Gannon Avenue for ingress and egress; that screening along all interior lot lines be planted in accordance with Section 25-66 of the Zoning Resolution; that the gate to the parking area be locked after normal business hours; that the premises shall be closed on Sunday; that all lighting be directed away from adjoining properties; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution; and that no Building Department permit shall be issued until 31 days after the certification of this resolution.

* The resolution is corrected to read Victory Boulevard Associates, owner rather than Philip Ressa, contract vendee, also application was first heard on September 18, 1979 rather than May 1, 1979 and then to October 23, 1979.

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NOTICE TO APPLICANTS

The Board's Rules of Procedure require that community boards be afforded the same 20-day notification of initial hearing date given to affected property owners. This is only one of several notification requirements found in the Rules of Procedure of the Board that MUST be adhered to.

If you fail to properly notify any party entitled to such notification, your case will not be heard on the date on which it is scheduled to be heard. If you fail to properly notify any party entitled to such notification (this includes the affected property owner, appropriate community board and City Planning Commission), your case will be laid over to permit sufficient time for proper notification.

Please be advised that your failure to provide proper notification on applications will unquestionably lead to a delay in the consideration of the application.

ALAN D. GERSHUNY, Executive Director

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5-78-A	789-79-A	793-79-A
513-79-A	790-79-A	794-79-A
567-79-A	791-79-A	795-79-A
578-79-A	792-79-A	796-79-A
783-79-A		

CALENDAR

DOCKET

New Cases Filed up to January 15, 1980

Cal. No. Dept. Premises Affected

26-80-A—B.M.—1790 Broadway, West 58th Street, Block 1029, Lot 53, Borough of Manhattan. Alt. #1298/74. re-proposed five (5) year extension of time to comply with the provisions of Local Law #5/73 is Cont. to Local Law #84/79.

27-80-BZ—B.M.—135-139 West 17th Street, north side, 323 feet east of 7th Avenue, Block 793, Lot 17, Borough of Manhattan. Community Board #4M. re-proposed residence building (UG2) located in an M1-5 dist. There are no bulk or parking regulations. Cont. to Sec. 42-00ZR. Alt. #947/79.

28-80-A—B.M.—135-139 West 17th Street, north side, 323 feet east of 7th Avenue, Block 793, Lot 17, Borough of Manhattan. Alt. #947/79. re-proposed enlargement of building consisting of recising of roof beams, light and ventilation for sleeping alcoves, and dressing rooms, 704 or more, to comply with Sec. 277 of Multiple Dwelling Law is Cont.

29-80-A—F.D.—Packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner," in a 15 fl. ozone polyvinyl chloride, container not in compliance with the Administrative Code.

30-80-A—F.D.—Packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner," in a 40 fl. ozone polyvinyl chloride, container not in compliance with the Administrative Code.

31-80-A—F.D.—Packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner," in a 28 fl. ozone polyvinyl chloride, container not in compliance with the Administrative Code.

32-80-A—F.D.—Packaging of combustible mixture known as "Valvoline Permanent Anti-Freeze and Coolant," in a one gallon rectangular with plastic child-proof with aluminum foil seal, container not in compliance with the Administrative Code.

33-80-A—F.D.—Packaging of combustible mixture known as "Big A Anti-freeze and Coolant," in a one gallon plastic rectangular with child-proof with aluminum foil seal, container not in compliance with the Administrative Code.

34-80-BZ—B.M.—205-9 West 19th Street, north side, 80 feet west of Seventh Avenue, Block 769, Lot 31, Borough of Manhattan. Community Board #4M. Alt. #365/79. re-proposed rear yard for portion of lot more than 100 feet from corner, 30 feet distance between all required windows and lot lines is Cont. to Sections 23-47ZR, 23-861ZR.

35-80-A—F.D.—90-16 to 90-26 37th Avenue, south side, 10 feet west of 91st Street, Block 1478, Lot 6, Jackson Heights, Borough of Queens. Fire Department letter dated January 14, 1980 re- Modification of Certificate of Occupancy #37117.

36-80-A—B.M.—681 Greenwich Street, east side, 35 feet north of Christopher Street, Block 630, Lot 31, Borough of Manhattan. Alt. #1157/79. re-proposed increase in building, arrangement and design of egress, room efficient, cellar plane is Cont. to Sections 171(2), 187, 65, 155, 112, of Multiple Dwelling Law.

37-80-BZ—B.S.I.—2546 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I. N.B. #2222/79. re-proposed automobile service station located in a C4-1 zoning dist. is permitted by special permit granted by the Board of Standards and Appeals per Section 73-21ZR.

38-80-A—B.M.—218-20 West 21st Street, south side, 235 feet west of Seventh Avenue, Block 770, Lot 51, Borough of Manhattan. Alt. #1128/78. re-proposed superintendent apartment in cellar does not comply. Cont. to Sec. 216.3 of Multiple Dwelling Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

FEBRUARY 19, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, February 19, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

131-79-BZ—Vol. II

APPLICANT—Tucciarone and DiMilia for Rego Crescent Corporation, owner; 86-43 105th Street Realty Corporation, contract vendee.

SUBJECT—Application for consideration—reopening as Volume II subject to regular procedure—decision of the Borough Superintendent; previously denied under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a two story medical office building that exceeds the permitted area, encroaches on the required side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Borough of Queens.

38-40-BZ

APPLICANT—Millard Bresin for Leemilt Petroleum Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting partly in a residence and partly in a business use district, the parking and storage of more than five motor vehicles on that portion of the plot within the business use district.

PREMISES AFFECTED—87-68 170th Street, west side, 58.95 feet south of Hillside Avenue, Block 9825, Lot Part of 16, Jamaica, Borough of Queens. Community Board #12Q.

202-30-BZ—Vol. II

APPLICANT—Lama and Vassalotti for James E. Vassalotti.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 1, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district,

CALENDAR

the reconstruction and extension of existing gasoline service station (previously granted by the Board) to include additional uses of auto laundry, non-automatic, motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern Boulevard, south side, from 220th Street to 220th Place, Block 7473, Lot 1, Bayside, Borough of Queens. Community Board #8Q.

802-76-BZ

APPLICANT—James Horner for Buffalo Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-5 district, the rehabilitation of an existing four story and basement building that will create non-compliance in the lot area, floor area ratio and open space ratio.

PREMISES AFFECTED—79 Saint Marks Place, north side, 50 feet west of First Avenue, Block 450, Lot 35, Borough of Manhattan.

476-77-A

APPLICANT—Jerome L. Grushkin for Constance Farenga, owner.

SUBJECT—Application for consideration—to withdraw the application to reopen for extension of time to complete—Appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—650 Edgegrove Avenue, south side, 375.96 feet east of Huguenot Avenue, Block 6333, Lot 19, Huguenot, Borough of Staten Island.

505-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the enlargement by four additional stores on an existing five story garage structure and the conversion into a multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

ZONING CASES

365-79-BZ

APPLICANT—Ferrenz and Taylor, Incorporated, for St. John's Hospital of Queens Division of Catholic Medical Center of Brooklyn and Queens Incorporated, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 73-641 and 72-21 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of a hospital that creates non-compliance within the front yard, side yard and penetration of the sky exposure plane.

PREMISES AFFECTED—90-02 Queens Boulevard, south side, 158.59 feet east of 57th Avenue, Block 2857, Lot 36, Elmhurst, Borough of Queens. Community Board #4Q.

763-79-BZ

APPLICANT—Garrison McNeil for New York Telephone Company, owner.

SUBJECT—Application July 2, 1979—decision of the Borough Superintendent, under Section 73.65 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of an accessory parking facility for an adjoining telephone exchange previously before the Board.

PREMISES AFFECTED—55 Meserole Street, north side, 200 feet east of Lorimer Street, Block 3041, Lots 11, 12, 23 and 25, Borough of Brooklyn. Community Board #1BK.

801-79-BZ

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 (SRD) district, the erection of a one story and mezzanine building for use for a retail store.

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale, Borough of Staten Island. Community Board #3S.I.

802-79-A

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale, Borough of Staten Island.

1047-79-BZ

APPLICANT—David Paul Helpert for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33rd Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan. Community Board #4M.

1104-79-BZ

APPLICANT—Leonard F. Rothkrug for Thirty Six Realty Company, owner.

SUBJECT—Application October 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

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PREMISES AFFECTED—348 West 36th Street, south side, 250 feet east of Ninth Avenue, Block 759, Lot 68, Borough of Manhattan. Community Board #4M.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 19, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, February 19, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

51-80-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated January 3, 1980 and received January 22, 1980.

SUBJECT—Modification of Reference Standard RS 10-3 (Requirements for Reinforced Concrete) of the Building Code of the City of New York.

734-78-SA

APPLICANT—Systron-Donner Corporation—Halon 1301 fire extinguishing system.

53-80-SA

APPLICANT—General Electric Company, General Purpose Control Department—fire pump controllers and accessories.

743-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—154 Aspinwall Street, west side, 75 feet north of Hylan Boulevard, Block 7927, Lot 46, Tottenville, Borough of Staten Island.

744-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 140 feet north of Hylan Boulevard, Block 7927, Lot 43, Tottenville, Borough of Staten Island.

745-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 205 feet north of Hylan Boulevard, Block 7927, Lot 41, Tottenville, Borough of Staten Island.

746-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Aspinwall Street, west side, 270 feet north of Hylan Boulevard, Block 7927, Lot 37, Tottenville, Borough of Staten Island.

747-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Aspinwall Street, west side, 335 feet north of Hylan Boulevard, Block 7927, Lot 34, Tottenville, Borough of Staten Island.

748-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Aspinwall Street, west side, 400 feet north of Hylan Boulevard, Block 7927, Lot 30, Tottenville, Borough of Staten Island.

749-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Aspinwall Street, west side, 465 feet north of Hylan Boulevard, Block 7927, Lot 27, Tottenville, Borough of Staten Island.

750-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Aspinwall Street, west side, 530 feet north of Hylan Boulevard, Block 7927, Lot 24, Tottenville, Borough of Staten Island.

751-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed

CALENDAR

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—106 Aspinwall Street, west side, 595 feet north of Hylan Boulevard, Block 7927, Lot 20, Tottenville, Borough of Staten Island.

904-79-A

APPLICANT—The Brooklyn Union Gas Company.

SUBJECT—Application August 3, 1979—appeal from rules promulgated by the Commissioner of Buildings re- vent damper devices in existing boilers and furnaces.

921-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF BUSINESS—Lincoln Square Senic Studios, Incorporated.

SUBJECT—Application August 10, 1979—for Modification of Certificate of Occupancy #24874, re- Sprinkler System.

PREMISES AFFECTED—558 West 34th Street, south side, 15 feet east of 11th Avenue, Block 705, Lot 68, Borough of Manhattan.

1100-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—Bo-Far Realty Corporation.

SUBJECT—Application October 15, 1979—for Modification of Certificate of Occupancy #3184093, re- sprinkler system.

PREMISES AFFECTED—9131 Bedell Lane, northeast corner of Remsen Avenue, Block 8141, Lot 64, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 26, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, February 26, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractors yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

211-78-BZ

APPLICANT—Stan Montz for Young Israel of Staten Island, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 18, 1979—decision of the Borough Superintendent; previously granted on condition under

Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the construction of an extension to a community facility structure that encroaches on the required front and side yards and penetrates the sky exposure plane.

PREMISES AFFECTED—835 Forest Hills Road, southeast corner of Willowbrook Road, A.K.A. 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

524-76-BZ

APPLICANT—Edward Lauria for Christian Beetschen, owner; Victory Van Lines, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 9, 1976—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in conjunction with an existing furniture warehouse, the enlargement in lot area and the use of open area for commercial vehicle storage.

PREMISES AFFECTED—69-71 St. Mary's Avenue, north side, 25 feet east of Tilson Place, Block 2846, Lot 237, Borough of Staten Island.

992-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Sidney Esikoff, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, south side, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of the Bronx. Community Board #10BX.

337-79-BZ

APPLICANT—Dr. Martin S. Bernstein.

SUBJECT—Application for consideration—Possible reopening to restore to the Calendar for possible rehearing based upon substantial new evidence (Article IV Section 4)—decision of the Borough Superintendent; previously denied, to permit in an R2 district, the conversion of the second story of an existing two story residential building into medical offices.

PREMISES AFFECTED—2107 Avenue N, north side, 40 feet east of East 21st Street, Block 7657, Lot 8, Borough of Brooklyn. Community Board #14BK.

394-73-BZ

APPLICANT—Leonard F. Rothkrug.

SUBJECT—Application for consideration—to restore to the Calendar as per stipulation dated November 9, 1979 for extension of term of variance—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens.

CALENDAR

ZONING CASES

736-78-BZ

APPLICANT—Dominick Salvati and Son for Louis, Parmigiani, owner.

SUBJECT—Application September 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the construction and maintenance of a commercial vehicle storage lot.

PREMISES AFFECTED—710/716 Wortman Avenue, southeast corner of Pine Street, Block 4547, Lots 1 and 3, Borough of Brooklyn. Community Board #5BK.

946-79-BZ

APPLICANT—Andrew Di Camillo for William J. Foley, owner.

SUBJECT—Application August 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—583/93 6th Avenue, east side, 936 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14, 15 and 115, Borough of Brooklyn. Community Board #7BK.

1049-79-A

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story commercial and manufacturing building, the conversion of all floors above the sixth floor into a multiple dwelling.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan. Community Board #5M.

1050-79-A

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan.

1072-79-BZ

APPLICANT—Jerome L. Grushkin for Armstrong Associates, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, within an existing housing development, the construction of an accessory swimming pool that encroaches on the minimum distance to a lot line.

PREMISES AFFECTED—890 Armstrong Avenue, west side, 100.36 feet north of Leverett Avenue, Block 5491, Lot 88, Eltingville, Borough of Staten Island.

1144-79-BZ

APPLICANT—Alfonso Duarte for Robert D. Steinberg, owner.

SUBJECT—Application October 31, 1979—decision of the Borough Superintendent, under Section 73-44 of the Zoning Resolution to permit in a C1-2 and M1-1 district, in conjunction with the erection of a two story and cellar office building, the reduction in the number of required accessory parking spaces.

PREMISES AFFECTED—55 Westchester Square, southeast corner of Ponton Avenue, Block 4072, Lots 5, 6, 9, Borough of The Bronx. Community Board #11BX and Community Board #9BX.

1211-79-BZ

APPLICANT—Willard Scolnik for H. Waxman, owner; Mr. G. Hahn, lessee.

SUBJECT—Application November 28, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the conversion of a two story public school into a roller skating rink with business offices on the second floor.

PREMISES AFFECTED—930 Soundview Avenue, south side, 100 feet east of Bruckner Boulevard, Block 3662, Lot 8, Borough of The Bronx. Community Board #9BX.

1214-79-A

APPLICANT—Samuel H. Lindenbaum for George Klein, Contract Vendee and Long Term Lessee and Authorized Signatory.

SUBJECT—Application November 29, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, on a plot with existing structures, the erection of a thirty six story office building that encroaches on the minimum distance between building penetrates the sky exposure plane, without the required loading berth and exceeds the commercial lot area requirement.

PREMISES AFFECTED—533-543 Madison Avenue and 47-57 East 54th Street, northeast corner, Block 1290, Lots 21, 24, 26, 27, 50 and 127, Borough of Manhattan. Community Board #5M.

63-79-BZ

APPLICANT—George J. Meltzer for John Menzolillo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

Laid over from November 20, 1979, for continued hearing.

64-79-A

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

Laid over from November 20, 1979, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

FEBRUARY 26, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, February 26, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1045-79-A

APPLICANT—Francis R. Dickhut for Young Israel of Staten Island, owner.

SUBJECT—Application September 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—835 Forest Hill Road, southeast corner of Willowbrook Road, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

1106-79-A

APPLICANT—Jerome L. Grushkin for Janusz R. Enzinger, owner.

SUBJECT—Application October 16, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed Building not fronting on a legally mapped street.

PREMISES AFFECTED—Wilson View Place, west side, 125.24 feet south of Douglas Road, Block 835, Lot 155, Emerson Hill, Borough of Staten Island.

1141-79-A

APPLICANT—Frank A. Vaccaro for Joseph Colacino, owner.

SUBJECT—Application October 31, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—60 Rae Avenue, west side, 220 feet north of Edwin Street, Block 6425, Lot 32, Huguenot, Borough of Staten Island.

1199-79-A

APPLICANT—Samuel H. Lindenbaum for Duane-Park Development Company, Contract Vendee.

SUBJECT—Application November 21, 1979—An Appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—165-167 Duane Street and 49-53 Hudson Street, northwest corner, Block 143, Lot 1, Borough of Manhattan.

1227-79-A

APPLICANT—George D. Kelly Delro Consultants, Incorporated, for Max Factor, owner.

SUBJECT—Application December 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Factor Nail Polish Remover" 7.25 ounces plastic containers, container **not in compliance** with regulations of the Administrative Code of New York City.

1080-79-A

APPLICANT—Calvanico Associates for Frances Homes, owner.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—531 Rensselaer Avenue, north side, 300 feet west of Delmar Avenue, Block 6315, Lot 54, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 15, 1980, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 18, 1979, were approved as printed in the Bulletin of December 27, 1979, Volume 64, Numbers 51 and 52.

26-79-A

APPLICANT—Storch, Pesa and Associates for 744 Clinton Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—Appeal from Administrative decision re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—744 Clinton Street, west side, 225 feet south of Halleck Street, Block 623, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. Storch.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

126-79-A

APPLICANT—Leonard Boxer for 341-363 West 50th Street Redevelopment Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—341-349 West 50th Street, north side, 125 feet east of Ninth Avenue, Block 1041, Lots 6 and 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Boxer and Michael Schimenti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 10, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 10, 1979 by adding thereto:

"To permit the installation of a manually operated fire alarm system, consisting of stations and gongs on each floor, with a zoned annunciator in the lobby area to indicate the location of the alarmed area, and an approved ionization type smoke detectors, located in each apartment, hard wired to constant 120 Volt source, and an approved ionization type smoke detectors in corridor on each floor, in front of the elevator doors and at top of elevator shaft. Activation of detector shall cause cars to return to the lobby level or to the floor above if the lobby unit is in alarm condition, as well as sound alarm, and an approved ionization type smoke or heat detector will be

located in the Boiler Room, in lieu of a rate of rise device be provided in each apartment providing interior alarm notification as previously required; substantially as shown on revised drawings of proposed conditions marked 'Received November 20, 1979'—eight sheets; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 359-78)

417-58-BZ

APPLICANT—Kenneth H. Koons for 98 Ravine Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 17, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the premises to be occupied for the parking and storage of motor vehicles limited to passenger car type only.

PREMISES AFFECTED—2333-2339 Cambreleng Avenue, west side, 109.14 feet south of Crescent Avenue, Block 3088, Lot 27, Borough of The Bronx. Community Board #6BX.

APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #6BX was notified by the applicant on November 15, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on November 18, 1958, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 18, 1958 as amended through December 17, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 486-58)

606-58-BZ

APPLICANT—Frank J. Rio for Anthony Caputo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet, 2¾ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Frank J. Rio.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9BK was notified by the applicant on October 19, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on March 10, 1959, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 15, 1980 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 10, 1959 as amended through November 12, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied within all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2778-58)

530-64-BZ

APPLICANT—Neil Robert Berzak for Irving Teplitsky, executor for Estate of Max and Rebecca Teplitsky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 6, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 72-21 of the Zoning Resolution, permitting in an R1-2 district, the enlargement in area and extension of the uses of an existing golf driving range, office, restaurant and miniature golf course to include a baseball batting cage and additional golf tees.

PREMISES AFFECTED—231-05 to 234-05 Northern Boulevard, northeast corner of 231st Street, Entire Tax Block 8086, Entire Tax Block 8087, Entire Tax Block 8088, Part Tax Block 8084, Part Tax Block 8089, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Irving Teplitsky.

For Opposition: Helen Philbin and Virginia Dent.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board 11Q conditional approval was received on September 24, 1979; and

WHEREAS, this application was granted by the Board on October 6, 1974, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 6, 1964 as amended through January 28, 1969 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution or the date of a condemnation, whichever shall occur first, *on condition* that the use shall be for a golf driving range and golf related activities only, that this variance shall only be for the

property presently used for these purposes and bounded on the west by existing chain link fence located along the center line of mapped 231st Street along the north by the existing C. L. fence running approximately parallel with L. I. R. R. and on the east by the existing C. L. fence and the approximate easterly line of mapped 234th Street and on the south by the northerly lot line of Northern Boulevard substantially as shown on drawing marked 'Received November 20, 1979'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 4367-61)

353-78-BZ

APPLICANT—Samuel H. Lindenbaum for Madison Company, owner; Marvin B. Tepper and Arnold J. Rabinor, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires November 14, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, the erection of an eight story and penthouse multiple dwelling and community facility structure that exceeds the permitted floor area ratio and has less than the required open space and lot area per room.

PREMISES AFFECTED—243-245 East 50th Street, north side, 141 feet west of Second Avenue, Block 1324, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Frances R. Angelino and Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 14, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 14, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B.15-78)

562-63-A

APPLICANT—Arthur C. Kellman for Pen Plaza South Associates, owner.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. Special Order Calendar for hearing.

MINUTES

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for re-hearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. Special Order Calendar for hearing.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re-classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. Special Order Calendar for continued hearing, additional information to be submitted.

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Blye Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Bert J. Sapot.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., Special Order Calendar, for hearing.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., Special Order Calendar, for decision at the request of the applicant; hearing closed.

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Burton Flax.

For Opposition: Leon Johnson and Susan M. Noreika.

ACTION OF BOARD—Laid over to January 22, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to restore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Doris Diether, Jeffrey S. Ween, Myron Beldock and others.

For Opposition: Leonard Boxer and Joel Cohen.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

343-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: John DiMilia.

For Opposition: Helen Philbin, Dennis DeLucia, M. DeLucia and Angelo Grippin.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., Special Order Calendar, for decision, additional information; hearing closed.

MINUTES

344-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., Special Order Calendar, for decision, additional information; hearing closed.

345-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., Special Order Calendar, for decision, additional information; hearing closed.

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlargement in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: Frank A. Vaccaro and Leonard M. Simon.
For Opposition: Ezio Benin.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for hearing.

645-78-BZ

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation, owner.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 district, in conjunction with the erection of a one story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Michael W. Goldstein, Frank R. Seddio, Ron Goodman, Joseph Sepold, Leny Stiglitz, Beverly Goldstein, Leondora Stiglitz and Ruth Bader.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for continued hearing.

311-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5002-5008 13th Avenue, southwest corner of 50th Street, Block 5648, Lot 41, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Robert Gaehfeld, City Planning.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for hearing.

312-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5010-5014 13th Avenue, west side, 55 feet south of 50th Street, Block 5648, Lot 43, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for hearing.

313-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5016-5020 13th Avenue, west side, 48.4 feet north of 51st Street, Block 5648, Lot 45, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for hearing.

314-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5022-5036 13th Avenue, northwest corner of 51st Street, Block 5648, Lot 47, Borough of Brooklyn. Community Board #12BK.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for hearing.

MINUTES

360-79-BZ

APPLICANT—Dominick Salvati and Son, for Vincent Cervani, owner.

SUBJECT—Application April 10, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the maintenance of a one story enlargement to an existing mixed building that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—237—9th Street, east side, 20.4 feet north of 4th Avenue, Block 1003, Lot 41, Borough of Brooklyn. Community Board #6BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for decision; hearing closed.

503-79-BZ

APPLICANT—Arthur Guttman for Robert and Vera Chow, owner.

SUBJECT—Application April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—65-31 171st Street, east side, 280 feet north of 67th Avenue, Block 6912, Lot 20, Fresh Meadows, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: Arthur Guttman, Steve Queller and Robert Chow.

For Opposition: Bernard Suss and Dorothy Tobin.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for decision; hearing closed.

692-79-BZ

APPLICANT—Sheal Shapiro for Shapiro Lawn Associates, for Ironclad Artists, Incorporated, owner.

SUBJECT—Application June 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing six story building on a plot that exceeds the lot area limitation, the change in use from manufacturing into joint living/working quarters including the second floor.

PREMISES AFFECTED—134 Grand Street, northeast corner of Crosby Street, Block 473, Lot 51, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheal Shapiro and Doris Diether.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for decision; hearing closed.

871-79-BZ

APPLICANT—Wienberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, Lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—Jamaica Avenue 212-25, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Harold Wienberg.

For Opposition: Susan Noneika.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

952-79-BZ

APPLICANT—Wienberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E., Michael P. Cozzoli, Eric A. Brown and Nat Petrone.

For Opposition: Morris Black, Vincent R. Barra, Samuel Horwitz, Vince Riccio, Barbara Wasserman, Frank Gulli, Sam Frigiano, Anthony Barros, Joseph Iacone, Anne Corcio, Jean Petrobono, Mary Tufariello, Nancy Sciacca, Joseph Del Mastro, Peter Tufariello, Nettie Pannone, Anthony Russo, Mario Ciro, Marcia Ciro, Agnes Crapa, Josephine Murray, Adolph Scarlino, Nick Carlino, Joseph Giuliano, Dominick Pannone, Anthony Compagnino, John DeLillo, Anthony Crescenzi and others.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for decision; hearing closed.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148 and 14149, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Attilio W. Panzarella, Michael Goldberg, Vincent DiRosa and Aaron Malinsky.

For Opposition: Walter Ward, Ray Fischer, Rev. John C. Tosi, Rev. Francis J. Evans and others.

For Administration: Robert Gochfeld, City Planning.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for continued hearing; additional information.

MINUTES

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law, re-proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner 156th Avenue, Blocks 14148, 14149, Lot 1, Howard Beach, Queens.

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for continued hearing; additional information.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, Lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

For Opposition: Richard Moore, Gerald V. Esposito, Jerry L. Crispino, Bob Castellanete, Fernand Beck and others.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for continued hearing.

1099-79-BZ

APPLICANT—Arthur Guttman for 726-30 Broadway Realty Company, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 and 666 of the New York City Charter of the Zoning Resolution, to permit in a M1-5 district, the erection of three additional stories on an existing seven story manufacturing building that creates non-compliance in floor area ratio and creates non-compliance within the sky exposure plane and rear yard equivalent.

PREMISES AFFECTED—726-30 Broadway and 418-26 Lafayette Street, west side, 310.2¾ south of Astor Place, Block 545, Lot 15, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Arthur Guttman, Doris Diether, C.B. #2M. and Nathaniel Zelikow.

For Opposition: Lawrance Nagin.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for decision; hearing closed.

168-79-BZ

APPLICANT—Ernest D. Davis for Gary Gabriel, owner, Barbara Taylor, lessee.

SUBJECT—Application February 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-4 district, in an existing two story commercial building, the maintenance of the present eating and drinking establishment without restrictions on entertainment or dancing.

PREMISES AFFECTED—101-115 West 116th Street, northwest corner of Lenox Avenue, Block 1901, Lot 29, Borough of Manhattan. Community Board #10M.

APPEARANCES—

For Applicant: Earl Washington, Chuck Foster, Charles M. Leake, Andrew Gunri, Sammy Blocker, Bernard Harris and John E. Smith.

For Opposition: Ali Rasheal, Elisa Helligar and Andre Saleem Shakoor.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 18, 1979, after due notice by publication in the Bulletin; laid over to October 23, 1979; then to December 12, 1979; then to January 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1979, acting on Alt. #524/1978, reads:

"13. The proposed use of 1st floor and cellar for eating and drinking place without restrictions on entertainment or dancing, use group 12, when located in C1-4 district, is contrary to Section 32-21 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding c, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated January 26, 1979, acting on Alt. Applic. #524/1978, Objection No. 13, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

548-79-BZ

APPLICANT—Joseph Pell Lombardi for M. Weitzner, D. Weitzner individually and as Trustee L.W. and T. of Henry M. Weitzner, owner.

SUBJECT—Application May 4, 1979—decision of Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing fifteen story commercial and manufacturing structure the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—247-251 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lots 10 and 12, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; then to December 18, 1979; then to January 15, 1980; and

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WHEREAS, the decision of the Borough Superintendent, dated April 19, 1979, acting on Alt. Applic. #1240/1978, reads:

"3. Proposed residence building (UG 2) located in M1-5 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing 15-story commercial and manufacturing structure, the conversion of all floors above the second floor into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 4, 1979", 1 sheet, and "November 28, 1979", 37 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that the first and second floors be occupied with conforming commercial or manufacturing establishments; that the decibel level for the commercial or manufacturing uses shall not exceed the requirements of Local Law 57/1972; and that all laws, rules and regulations applicable be complied with and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

551-79-BZ

APPLICANT—Joseph B. Raia for Michael Santulli, owner.

SUBJECT—Application May 8, 1979—decision of the Borough Superintendent, under Sections 72-20 and 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a one family dwelling the maintenance of a covered driveway that is not a permitted obstruction within the front yard.

PREMISES AFFECTED—7030 Hylan Boulevard, southeast corner of Sprague Avenue, Block 7826, Lot 258, Tottenville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: Dora M. Robinson.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated May 7, 1979, acting on Alt. Applic. #234/1978, reads:

"1. Proposed covered driveway is not a permitted obstruction in a required front yard in an R3-2 district and is therefor contrary to Section 23-44(ZR)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(s) c and d, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated May 7, 1979, acting on Alt. Applic. #234/1978, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

882-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1564 57th Street, south side, 156 feet west of 16th Avenue, Block 5496, Lot 133, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5
Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1979, acting on N.B. Applic. #107/1979, reads:

"1. Proposed two family dwellings do not comply with the required front yard of 18 feet, 0 inches" in a R5 zone under Sec. 23-45 of Zoning Resolution.

2. Proposed two family dwellings do not comply with the required rear yard of 30 feet, 0 inches" under Sec. 23-47 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, two-family dwelling that encroaches on the required front and rear yards *on condition* that all work shall sub-

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stantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 7 sheets; and *on further condition* that a smoke detector be installed on all floor levels; that a deed restriction limiting the occupancy to a two-family dwelling be properly filed; that a copy of said covenant indicating the libre, page and date of recording be noted on the Certificate of Occupancy; that New Building 106/1979 shall provide bedroom skylights that are operable from inside the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

883-79-BZ

APPLICANT—Louis Lieberman for Mondel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1556-57th Street, south side, 208 feet west of 16th Avenue, Block 5496, Lot 30, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1979, acting on N.B. Applic. #105/1979, reads:

"1. Proposed 2 family dwellings do not comply with the required front yard of 18'-0" in an R5 zone under Sec. 23-45 of Zoning Resolution."

2. Proposed 2 family dwellings do not comply with the required rear yard of 30'-0" under Sec. 23-47 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, two-family dwelling that encroaches on the required front and rear yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 7 sheets; and

on further condition that a smoke detector be installed on all floor levels; that a deed restriction limiting the occupancy to a two-family dwelling be properly filed; that a copy of said covenant indicating the libre, page and date of recording be noted on the Certificate of Occupancy; that New Building 106/1979 shall provide bedroom skylights that are operable from inside the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

884-79-BZ

APPLICANT—Louis Lieberman for Mendel Schwimmer, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, two family dwelling that encroaches into the required front and rear yard.

PREMISES AFFECTED—1560 57th Street, south side, 188 feet west of 16th Avenue, Block 5496, Lot 31, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1979, acting on N.B. Applic. #106/1979, reads:

"1. Proposed two family dwelling, located in an R5 zone does not comply with the zoning resolution in the following regards: Sec. 23-141—exceeds maximum permitted floor area and deferent in minimum open space.

Sec. 23-45—Does not comply with minimum required front yard of 18'-0".

Sec. 23-47—Does not comply with minimum required rear yard of 30'-0".

Sec. 23-44—Open parking in front yard is not a permitted obstruction.

Sec. 25-22—Does not comply with the minimum requirement of 2 accessory parking spaces.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, two-family dwelling that encroaches on the required front and rear yards *on condition* that all work shall substantially conform to drawings as they apply to the objec-

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tion, above noted, filed with this application, marked "Received July 31, 1979", 7 sheets; and *on further condition* that a smoke detector be installed on all floor levels; that a deed restriction limiting the occupancy to a two-family dwelling be properly filed; that a copy of said covenant indicating the libre, page and date of recording be noted on the Certificate of Occupancy; that New Building 106/1979 shall provide bedroom skylights that are operable from inside the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

981-79-BZ

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 23, 1979, acting on Alt. Applic. #610/1979, reads:

"1. Proposed extension of a 3 family M.D. is an R-6 zone without a 30' yard is contrary to Sec. 23-47 of the Zoning Resolution.

2. Proposed extension of a 3 family M.D. in an A-6 zone creates a non-compliance as to E.A.R. and O.S.R. and is contrary to Sec. 23-142 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #1BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two-story enlargement to a three-family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment *on condition* that all work shall substantially conform to drawings as they apply to the objection,

above noted, filed with this application, marked "Received August 29, 1979", 10 sheets; and *on further condition* that an approved-type smoke detector be installed in each apartment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

982-79-A

APPLICANT—Harry Soled for Jacob Deutsch, owner.

SUBJECT—Application August 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed extension exceeds by more than 25% the area which dwelling has or any floor at the time of conversion of Multiple Dwelling Law.

PREMISES AFFECTED—203 Hewes Street, north side, 167.4 feet east of Lee Avenue, Block 2206, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 23, 1979, on Alt. Applic. #610/79, reads:

"1. Proposed extension exceeds by more than 25% the area which dwelling has on any floor at the time of conversion and is contrary to Sec. 171-2f—of the M.D. Law."

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated August 23, 1979, acting on Alt. Applic. #610/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 981-79-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 5:45 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 15, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

5-78-A

APPLICANT—Apsco Fabrics, Incorporated for Louis and Bessie Adler Foundation, Incorporated, owners.

SUBJECT—Application for consideration—to dismiss the application of January 4, 1978—appeal from a decision of the Fire Commissioner re- sprinkler protection under the obstructions (Bins).

PREMISES AFFECTED—469-475 10th Avenue and 501 West 36th Street, northwest corner, Block 708, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Loeimberger.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 8, 1977, on Order No. 77-7887, reads:

"1. Provide that bins on the 5th floor are installed in such a manner that they do not obstruct the proper distribution of water from the Sprinkler System in case of fire.

—OR—

Provide Sprinkler protection under the obstructions (Bins) C19-161.0.a Adm. Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated December 8, 1977 acting on Order No. 77-7887, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is granted on condition that the 5th floor shall substantially conform to drawings marked received "January 11, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with, and that substantial construction be completed within one year of the date of this resolution.

513-79-A

APPLICANT—Leonard F. Rothkrug for The Turn Verein In The City of New York, owner. Private Cabarets Incorporated, lessee.

SUBJECT—Application April 27, 1979—appeal from a decision of the Borough Superintendent, re- Interpretative from the wrongful decision of the Department of Buildings dated April 6, 1979.

PREMISES AFFECTED—1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: I. Minkin, B.D. and R. H. Weiss.

For Administration: Jane Trichter and Henry J. Stern.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Walsh 1
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5

THE RESOLUTION—

WHEREAS, the Letter and Memorandum of the Commissioner of Buildings, dated April 6, 1979, reads:

"I have reviewed the enclosed memorandum dated April 6, 1979 from Deputy Commissioner Irving Minkin regarding the subject premises and I concur with his findings and recommendations."

Memorandum Reads:

"In accordance with your instructions, I, Asst. Comm. Dennis, and Asst. Director of Operations Kupfer have reviewed the files of our P.A. Permits, and Consumer Affairs and Fire Department records relating to the subject premises, together with various P.A. applications relating thereto; and Asst. Comm. Dennis and I accompanied you on an inspection of said premises.

We have concluded our study and analysis, and respectfully advise you as follows:

1. The active operation of the cellar for cabaret use was apparently discontinued in 1976, and re-

mained so to the present. Accordingly, the amendment to P.A. application 56/57 approved on 7/28/76, and approval BN 2570/78 on July 17, 1978 and approval of BN 3915/78 on October 17, 1978 are contrary to Section 52-61 of the Zoning Resolution, and should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.

2. The active operation of the first floor for cabaret use was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A. application 89/74 approved 7/28/78, and approval of BN 2569/74 on 7/17/78 are contrary to Section 52-61 of the Zoning Resolution, and should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.

3. The active operation of the third floor and fourth floor (third floor balcony) as a public dance hall was apparently discontinued in 1976, and remained so to the present. Accordingly, the amendment to P.A. 416/44 and P.A. 417/44 approved on 6/28/78, and approval of BN 2324/78 on 6/28/78 are contrary to Section 52-61 of the Zoning Resolution. Further, the arrangement and design and stated use of the premises as a cabaret on said plans and applications is contrary to Section 52-36 of the Zoning Resolution. Accordingly, said approvals should be rescinded, pursuant to Section C26-118.7 of the Administrative Code.

4. In addition to the foregoing, no P.A. permits should be renewed unless and until all current applications on file are amended to reflect conforming uses; fireproofing is restored to all cellar columns; and all locking devices on all means of egress not conforming with code are permanently removed."

and

WHEREAS, the Board of Standards and Appeals on November 7, 1979 upon motion reopened the prior decision adopted by said Board on October 16, 1979 based upon the submission of new evidence by the Department of Buildings pursuant to Article IV, Section 4 of the Rules of Procedure of the Board of Standards and Appeals; and

WHEREAS, on said date the Board voted to set aside the prior aforementioned resolution; and

WHEREAS, the Board held a special hearing on December 13, 1979 to consider and hear testimony pertaining to the submission of new evidence; and

WHEREAS, this is an appeal from the letter and memorandum of the Commissioner of Buildings dated April 6, 1979; and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the review of this application is narrow and limited solely to the technical determination as to whether or not there was a discontinuance of the active operation of substantially all the non-conforming uses in the building; and if said uses can be changed in accordance with the Zoning Resolution; and

WHEREAS, the new evidence reveals that on September 20, 1961 application was made to alter the premises under alteration application 1744-61, said alteration application being approved on April 26, 1962, and thereon a permit was issued on May 26, 1964; and

WHEREAS, said alteration application specifies uses of the building with no change of occupancy or use throughout the building, to wit: in the basement (kitchen and boiler room), 1st floor (bar and assembly hall), 2nd floor (class rooms), 3rd floor (ballroom and lounge) and 4th floor (gymnasium and hall); and

WHEREAS, said uses in accordance with the zoning law effective December 15, 1961 are: basement accessory to 1st floor bar and assembly hall (Use Group 6), 2nd floor classrooms (Use Group 3), 3rd floor ballroom and lounge (Use

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Group 9), and 4th floor gymnasium and hall (Use Group 9); and

WHEREAS, any of the aforesaid specific uses in Use Group 3, 6 or 9 cannot be converted to Use Group 12 (Cabaret uses) and that any subsequent changes of these uses can only be to Use Group 6 as per Sections 52-31 and 52-36 of the Zoning Resolution; and

WHEREAS, any permits that were issued by the Department of Buildings, Fire Department, Police Department, Department of Licenses, Department of Consumer Affairs or the Department of Water Supply, Gas and Electricity after April 26, 1962 were issued in violation of the Zoning Resolution; therefore be it

Resolved, that the Board of Standards and Appeals *denies* this application based on the aforesaid submission of new evidence.

567-79-A

APPLICANT—Thomas J. Argiro for DAP, Incorporated, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "DAP Pacer Panel and Dry Wall Adhesive" 11 oz. container with airtight replaceable caps and taps, container not in compliance with the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: James D. Bonfiglio.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

578-79-A

APPLICANT—Nicholas J. Salvadeo for Biggica Excavating Company Incorporated, owner.

SUBJECT—Application May 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Woowcliff Avenue, southwest corner of Kinsey Place, Block 1290, Lot 50, Mariners Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze" in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: John J. Veltry.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 0
Negative: 0

THE VOTE TO CLOSE HEARINGS

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Application reopened and laid over to January 22, 1980, at 2 P.M., for decision, hearing closed.

789-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Connecticut Street, northwest corner of Hylan Boulevard, Block 7939, Lot 50, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

790-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Connecticut Street, west side, 100 feet north of Hylan Boulevard, Block 7939, Lot 46, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

791-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Connecticut Street, west side, 164 feet north of Hylan Boulevard, Block 7939, Lot 43, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

MINUTES

792-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Connecticut Street, west side, 228 feet north of Hylan Boulevard, Block 7939, Lot 39, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF THE BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

793-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—33 Massachusetts Street, east side, 295 feet north of Hylan Boulevard, Block 7929, Lot 72, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

794-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Massachusetts Street, east side, 230 feet north of Hylan Boulevard, Block 7939, Lot 68, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

795-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Massachusetts Street, east side, 165 feet north of Hylan Boulevard, Block 7939, Lot 65, Tottenville Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

796-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Massachusetts Street, east side, 100 feet north of Hylan Boulevard, Block 7939, Lot 62, Tottenville Borough of Staten Island.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision, hearing closed.

Adjourned: 6:35 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

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No. 5

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

NOTICE TO APPLICANTS

The Board's Rules of Procedure require that community boards be afforded the same 20-day notification of initial hearing date given to affected property owners. This is only one of several notification requirements found in the Rules of Procedure of the Board that MUST be adhered to.

If you fail to properly notify any party entitled to such notification, your case will not be heard on the date on which it is scheduled to be heard. If you fail to properly notify any party entitled to such notification (this includes the affected property owner, appropriate community board and City Planning Commission), your case will be laid over to permit sufficient time for proper notification.

Please be advised that your failure to provide proper notification on applications will unquestionably lead to a delay in the consideration of the application.

ALAN D. GERSHUNY, *Executive Director*

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 17, 1980 an Order to Show Cause and Petition was served on the Board by London and London attorneys for the petitioners, 420 East 80th, Company, seeking a review of the Board's granting of the application on December 18, 1979, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 district, the erection of four additional stories on an existing five story office building and the conversion into a multiple dwelling that increases the degree of non-compliance in floor area ratio and open space ratio and creates non-compliance in lot area per room and the minimum distance between windows and lot lines. Calendar Number 900-79-BZ, premises affected 430/32 East 80th Street, south side, 125 feet west of York Avenue, Block 300, Lot 31, Borough of Manhattan.

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520-79-BZ

CALENDAR

DOCKET

New Cases Filed up to January 22, 1980

Cal. No. Dept. Premises

39-80-A—B.M.—288 West Street, east side, 84.21½ feet south of Canal Street, Block 595, Lot 6, Borough of Manhattan. Alt. #783/79. re- proposed occupancy for residence of non-fireproof structure exceeding seven stories and 3000 sq. feet, building eight (8) stories of combustible construction group 11B, exceeds height limits for a sprinklered building Contrary to Section 277(2) of Multiple Dwelling Law, C26-406-1 Table 4-2.

40-80-BZ—B.M.—35 West 23rd Street, north side, 38.92 feet west of Fifth Avenue, Block 825, Lot 23, Borough of Manhattan. Community Board #5M. Alt. 818/79. re- proposed residence building (UG2) located in an M1-6 dist. (there are no bulk or parking regulations) Contrary to Sec. 42-00ZR.

41-80-BZ—B.M.—344 East 61st Street, southwest corner of 1st Avenue, Block 1435, Lot 30, Borough of Manhattan. Community Board #8M. Alt. #775/79. re- proposed alteration, proposed is not an "incidental alteration", additional dwelling units are being created, only repairs or incidental alteration in a building may be made. Contrary to Sec. 52-01ZR.

42-80-BZ—B.B.—1559 48th Street, north side, 210 feet west of 16th Avenue, Block 5442, Lot 55, Borough of Brooklyn. Community Board #12BK. N.B. #231/78. re- proposed three family, three story building located in an R6 zone exceeds the maximum floor area, proposed building in an R6 zone does not meet the requirements for minimum open space Contrary to Section 23-142ZR.

43-80-BZ—B.B.—1563 48th Street, north side, 185 feet west of 16th Avenue, Block 5442, Lot 54, Borough of Brooklyn. Community Board #12BK. N.B. #232/78. re- proposed three family, three story building located in an R6 zone exceeds the maximum floor area, proposed building in an R6 zone does not meet the requirements for minimum open space Contrary to Section 23-142ZR.

44-80-BZ—B.B.—1415 53rd Street, north side, 120 feet east of 14th Avenue, Block 5664, Lot 70, Borough of Brooklyn. Community Board #12BK. N.B. 233/78. re- proposed three family, three story building located in an R6 zone exceeds the maximum floor area, proposed building in an R6 zone does not meet the requirements for minimum open space Contrary to Section 23-142ZR.

45-80-BZ—B.B.—1417 53rd Street, north side, 140 feet east of 14th Avenue, Block 5664, Lot 68, Borough of Brooklyn. Community Board #12BK. N.B. 234/78. re- proposed three family, three story building located in an R6 zone exceeds the maximum floor area, proposed minimum open space Contrary to Section 23-142ZR.

46-80-BZ—B.B.—1217 48th Street, north side, 137.5 feet east of 12th Avenue, Block 5628, Lot 67, Borough of Brooklyn. Community Board #12BK. N.B. 290/78. re- proposed three family, three story building located in an R6 zone exceeds the maximum floor area, proposed building in an R6 zone does not meet the requirements for minimum open space Contrary to Section 23-142ZR.

47-80-BZ—B.B.—1215 48th Street, north side, 115 feet east of 12th Avenue, Block 5628, Lot 68, Borough of Brooklyn. Community Board #12BK. N.B. #291/78. re- proposed three family, three story building located in an R6 zone exceeds the maximum floor area, proposed

building in an R6 dist. does not meet the requirement for for minimum open space Contrary to Section 23-142ZR.

48-80-BZ—B.BX.—4214-A White Plains Road, east side, 57 feet south of East 234th Street, Block 4997, Lot 61, Borough of The Bronx. Community Board #12BX. Alt. #4/80. re- proposed structural alteration to a non-conforming building, change of use from a theatre to a roller skating rink disco roller skating (cabaret) as per definitions must be sprinklered, enlargement of the premises, non-complying without proper loading facilities is Contrary to Sections 52-22ZR, 32-10ZR, 52-36ZR, 41-78ZR, 33-121ZR, 54-31ZR, 36-62ZR, 53-31ZR.

49-80-BZ—B.S.I.—2451 Victory Boulevard, northeast corner of Bryson Avenue, Block 482, Lot 8, Miers Corners, Borough of Staten Island. Community Board #1S.I. Alt. #5/80. re- proposed reconstruction of an existing commercial, non-conforming building within an R3-2 dist. structural enlargement to an existing non-conforming, and there are no zoning requirement as to bulk requirements or loading berths for a commercial use within an R3-2 dist. Contrary to Sections 52-53ZR, 52-21ZR, 52-22ZR and 52-41ZR.

50-80-BZ—B.M.—49 East 78th Street, north side, 125 feet east of Madison Avenue, Block 1393. Lot 26, Borough of Manhattan. Community Board #8M. re- proposed change of use from Class A converted dwelling, use group 2 to professional offices (on 2nd to 5th floors), use group 6 in an R8 zoning dist. Contrary to Section 22-10ZR.

51-80-BCR—re- Modification of Reference Standard RS 10-3 (requirements for Reinforced Concrete) of the Building Code of the City of New York.

52-80-A—B.Q.—162-20/24 Jamaica Avenue, south side, 20 feet west of New York Boulevard, Block 10102, Lot 10, Jamaica. Borough of Queens. re- Modification of Certificate of Occupancy #48279.

53-80-SA—Attachment "A" manufacturer by General Electric Company General Purpose Control.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

FEBRUARY 26, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, February 26, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractors yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

CALENDAR

211-78-BZ

APPLICANT—Stan Montz for Young Israel of Staten Island, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 18, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the construction of an extension to a community facility structure that encroaches on the required front and side yards and penetrates the sky exposure plane.

PREMISES AFFECTED—835 Forest Hills Road, southeast corner of Willowbrook Road, A.K.A. 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

524-76-BZ

APPLICANT—Edward Lauria for Christian Beetschen, owner; Victory Van Lines, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 9, 1976—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in conjunction with an existing furniture warehouse, the enlargement in lot area and the use of open area for commercial vehicle storage.

PREMISES AFFECTED—69-71 St. Mary's Avenue, north side, 25 feet east of Tilson Place, Block 2846, Lot 237, Borough of Staten Island.

992-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Sidney Esikoff, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, south side, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of the Bronx. Community Board #10BX.

337-79-BZ

APPLICANT—Dr. Martin S. Bernstein.

SUBJECT—Application for consideration—Possible reopening to restore to the Calendar for possible rehearing based upon substantial new evidence (Article IV Section 4)—decision of the Borough Superintendent; previously denied, to permit in an R2 district, the conversion of the second story of an existing two story residential building into medical offices.

PREMISES AFFECTED—2107 Avenue N, north side, 40 feet east of East 21st Street, Block 7657, Lot 8, Borough of Brooklyn. Community Board #14BK.

394-73-BZ

APPLICANT—Leonard F. Rothkrug.

SUBJECT—Application for consideration—to restore to the Calendar as per stipulation dated November 9, 1979 for extension of term of variance—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

ZONING CASES

736-78-BZ

APPLICANT—Dominick Salvati and Son for Louis Parmigiani, owner.

SUBJECT—Application September 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the construction and maintenance of a commercial vehicle storage lot.

PREMISES AFFECTED—710/716 Wortman Avenue, southeast corner of Pine Street, Block 4547, Lots 1 and 3, Borough of Brooklyn. Community Board #5BK.

946-79-BZ

APPLICANT—Andrew Di Camillo for William J. Foley, owner.

SUBJECT—Application August 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—583/93 6th Avenue, east side, 936 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14, 15 and 115, Borough of Brooklyn. Community Board #7BK.

1049-79-A

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story commercial and manufacturing building, the conversion of all floors above the sixth floor into a multiple dwelling.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan. Community Board #5M.

1050-79-A

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan.

CALENDAR

1072-79-BZ

APPLICANT—Jerome L. Grushkin for Armstrong Associates, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, within an existing housing development, the construction of an accessory swimming pool that encroaches on the minimum distance to a lot line.

PREMISES AFFECTED—890 Armstrong Avenue, west side, 100.36 feet north of Leverett Avenue, Block 5491, Lot 88, Eltingville, Borough of Staten Island.

1144-79-BZ

APPLICANT—Alfonso Duarte for Robert D. Steinberg, owner.

SUBJECT—Application October 31, 1979—decision of the Borough Superintendent, under Section 73-44 of the Zoning Resolution to permit in a C1-2 and M1-1 district, in conjunction with the erection of a two story and cellar office building, the reduction in the number of required accessory parking spaces.

PREMISES AFFECTED—55 Westchester Square, southeast corner of Ponton Avenue, Block 4072, Lots 5, 6, 9, Borough of The Bronx. Community Board #11BX and Community Board #9BX.

1211-79-BZ

APPLICANT—Willard Scolnik for H. Waxman, owner; Mr. G. Hahn, lessee.

SUBJECT—Application November 28, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the conversion of a two story public school into a roller skating rink with business offices on the second floor.

PREMISES AFFECTED—930 Soundview Avenue, south side, 100 feet east of Bruckner Boulevard, Block 3662, Lot 8, Borough of The Bronx. Community Board #9BX.

1214-79-A

APPLICANT—Samuel H. Lindenbaum for George Klein, Contract Vendee and Long Term Lessee and Authorized Signatory.

SUBJECT—Application November 29, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, on a plot with existing structures, the erection of a thirty six story office building that encroaches on the minimum distance between building penetrates the sky exposure plane, without the required loading berth and exceeds the commercial lot area requirement.

PREMISES AFFECTED—533-543 Madison Avenue and 47-57 East 54th Street, northeast corner, Block 1290, Lots 21, 24, 26, 27, 50 and 127, Borough of Manhattan. Community Board #5M.

63-79-BZ

APPLICANT—George J. Meltzer for John Menzollillo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

Laid over from November 20, 1979, for continued hearing.

64-79-A

APPLICANT—George J. Meltzer for John Manzollillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

Laid over from November 20, 1979, for continued hearing.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from January 22, 1980 for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re-Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from January 22, 1980 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

FEBRUARY 26, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, February 26, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1045-79-A

APPLICANT—Francis R. Dickhut for Young Israel of Staten Island, owner.

SUBJECT—Application September 12, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—835 Forest Hill Road, southeast corner of Willowbrook Road, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

1106-79-A

APPLICANT—Jerome L. Grushkin for Janusz R. Enzinger, owner.

CALENDAR

SUBJECT—Application October 16, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed Building not fronting on a legally mapped street.

PREMISES AFFECTED—Wilson View Place, west side, 125.24 feet south of Douglas Road, Block 835, Lot 155, Emerson Hill, Borough of Staten Island.

1141-79-A

APPLICANT—Frank A. Vaccaro for Joseph Colacino, owner.

SUBJECT—Application October 31, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—60 Rae Avenue, west side, 220 feet north of Edwin Street, Block 6425, Lot 32, Huguenot, Borough of Staten Island.

1199-79-A

APPLICANT—Samuel H. Lindenbaum for Duane-Park Development Company, Contract Vendee.

SUBJECT—Application November 21, 1979—An Appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—165-167 Duane Street and 49-53 Hudson Street, northwest corner, Block 143, Lot 1, Borough of Manhattan.

1227-79-A

APPLICANT—George D. Kelly Delro Consultants, Incorporated, for Max Factor, owner.

SUBJECT—Application December 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Factor Nail Polish Remover" 7.25 ounces plastic containers, container not in compliance with regulations of the Administrative Code of New York City.

1080-79-A

APPLICANT—Calvanico Associates for Frances Homes, owner.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—531 Rensselaer Avenue, north side, 300 feet west of Delmar Avenue, Block 6315, Lot 54, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MARCH 4, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, March 4, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1072-23-BZ

APPLICANT—Frederick A. Ketcher for Donald Hensel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 25, 1980—decision of the Borough Superintendent; previously

granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for the storage of five motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—41 Richmond Street, east side, 3.2 feet south of Jamaica Avenue, Block 4103, Lot 8, Borough of Brooklyn. Community Board #5BK.

149-69-BZ

APPLICANT—Leonard F. Rothkrug for Morton Manes, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 9, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the construction of an accessory parking facility for an existing automotive sales and service establishment.

PREMISES AFFECTED—92-11 to 92-25 17th Street, east side, 150 feet south of Jamaica Avenue, Block 10212, Lot 64, Jamaica, Borough of Queens. Community Board #12Q.

419-68-BZ

APPLICANT—Leonard F. Rothkrug for Manes Jamaica Lincoln-Mercury Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 15, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R6 district, the addition to the occupancy of an existing one story garage with accessory auto parts, sales and installation to include automobile showroom with accessory repairs.

PREMISES AFFECTED—92-12 to 92-20 172nd Street, west side, 75 feet south of Jamaica Avenue, 170-28 Jamaica Avenue, Block 10212, Lot 11, Jamaica, Borough of Queens. Community Board #12Q.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

CALENDAR

ZONING CASES

826-79-BZ

APPLICANT—Arthur Guttman for Norma Wiener, owner.
SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in a M1-5 district, at an existing nine story building, the conversion of all floors above the first floor from factories into a multiple dwelling.
PREMISES AFFECTED—38 East 21st Street, south side, 275 feet west of Park Avenue South, Block 849, Lot 52, Borough of Manhattan. Community Board #5M.

827-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Pauline Keller, owner.
SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in floor area ratio, open space ratio and lot area per room.
PREMISES AFFECTED—1321 Oriental Boulevard, north side, 28 feet west of Langham Street, Block 8754, Lot 65, Borough of Brooklyn. Community Board #15BK.

885-79-BZ

APPLICANT—Leonard F. Rothkrug for Bravo Holding Corporation, owner.
SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied with retail stores, the conversion of the supermarket portion into a roller skating rink.
PREMISES AFFECTED—3950/70 Laconia Avenue, southeast corner of East 225th Street, Block 4903, Lot 42, Borough of The Bronx. Community Board #12BX.

986-79-BZ

APPLICANT—Arthur Guttman for Downtown Properties Associates, owner.
SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a M1-5 district, in an existing eleven story building, the conversion of floors above the first floor from manufacturing use into a multiple dwelling.
PREMISES AFFECTED—40 E. 21st Street, south side, 250 feet west of Park Avenue South, Block 849, Lot 51, Borough of Manhattan. Community Board #5M.

1055-79-BZ

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis, for N.V. Portofino Properties Corporation, owner, Edward Durell Stone Associates, Lessee.
SUBJECT—Application September 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, the change in occupancy of an existing six story private dwelling into office use with a duplex apartment and an accessory caretaker apartment that will encroach into the required rear yard.
PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of Fifth Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan. Community Board #8M.

1129-79-BZ

APPLICANT—Dominick Salvati and Son for Proper Homes Incorporated, owner, Ronald and Fred Fishkin, Lessee.
SUBJECT—Application October 23, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied, as a billiard parlor, the addition to the uses to include amusement arcade.
PREMISES AFFECTED—1107/15 E. Gun Hill Road, north side, 65.87 feet east of Laconia Avenue, Block 4705, Lots 20 and 23, Borough of The Bronx. Community Board #12BX.

1186-79-BZ

APPLICANT—Hannibal F. Zumbo for 415 East 52nd Street, Corporation, owner.
SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-5 and R10 district, within an existing 19 story multiple dwelling, the conversion of the accessory maids quarters into office use.
PREMISES AFFECTED—404/420 East 53rd Street, 415 East 52nd Street, north side, 74 feet east of Block 1364, Lot 5, Borough of Manhattan. Community Board #6M.

1252-79-BZ

APPLICANT—Miele Associates, C.B.R. Company, owner.
SUBJECT—Application December 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, at an existing one story medical center the erection of a second floor addition and the conversion into a bank and office building.
PREMISES AFFECTED—23-87 to 95 Bell Boulevard, 214-05 to 15 24th Avenue, northeast corner, Block 5958, Lot 52, Bayside, Borough of Queens. Community Board #7Q.

697-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.
SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.
PREMISES AFFECTED—60 Mildens Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island. Community Board #2S.I.
Laid over from December 18, 1979, for hearing.

698-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.
SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—60 Mildens Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island.
Laid over from December 18, 1979, for hearing.

CALENDAR

699-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

Laid over from December 18, 1979, for hearing.

700-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island.

Laid over from December 18, 1979, for hearing.

701-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

Laid over from December 18, 1979, for hearing.

702-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island.

Laid over from December 18, 1979, for hearing.

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

Laid over from January 8, 1980, for hearing.

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

Laid over from January 22, 1980, for hearing.

ALAN D. GERSHUNY, *Executive Director*

MARCH 4, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, March 4, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

906-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145 Connecticut Street, east side, 200 feet north of Hylan Boulevard, Block 7928, Lot 67, Tottenville, Borough of Staten Island.

907-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Connecticut Street, east side, 260 feet north of Hylan Boulevard, Block 7928, Lot 70, Tottenville, Borough of Staten Island.

908-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Connecticut Street, east side, 320 feet north of Hylan Boulevard, Block 7928, Lot 73, Tottenville, Borough of Staten Island.

912-97-A

APPLICANT—Jules S. Denora for Gerard Muro, owner.

SUBJECT—Application August 16, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—149-18 New York Boulevard, northwest corner of 149th Road, Block 13383, Lot 72, Borough of Queens.

963-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—203 Kinghorn Street, northwest corner of Harold Street, Block 6361, Lot 30, Annadale, Borough of Staten Island.

964-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 Kinghorn Street, north side, 70.06 feet west of Harold Street, Block 6361, Lot 25, Annadale, Borough of Staten Island.

965-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—219 Kinghorn Street, north side, 140.06 feet west of Harold Street, Block 6361, Lot 20, Annadale, Borough of Staten Island.

966-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—227 Kinghorn Street, north side, 215.06 feet west of Harold Street, Block 6361, Lot 14, Annadale, Borough of Staten Island.

967-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—235 Kinghorn Street, north side, 290.06 feet west of Harold Street, Block 6361, Lot 11, Annadale, Borough of Staten Island.

968-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Kinghorn Street, north side, 360.06 feet west of Harold Street, Block 6361, Lot 6, Annadale, Borough of Staten Island.

969-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 29, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—358 Harold Street, west side, 100 feet north of Kinghorn Street, Block 6361, Lot 34, Annadale, Borough of Staten Island.

970-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Luna Circle, northeast corner of Luna Circle, Block 6364, Lot 87, Annadale, Borough of Staten Island.

971-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—315 Kinghorn Street, north side, 210.50 feet west of Luna Circle, Block 6364, Lot 145, Annadale, Borough of Staten Island.

972-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—20 Tyndale Street, south side, 115.72 feet west of Luna Circle and Kinghorn Street, Block 6364, Lot 157, Annadale, Borough of Staten Island.

973-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—14 Luna Circle, southwest corner of Kinghorn Street, Block 6364, Lot 136, Annadale, Borough of Staten Island.

974-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Revenna Street, southwest corner of Holdridge Avenue, Block 6364, Lot 110, Annadale, Borough of Staten Island.

975-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Revenna Street, south side, 100 feet west of Holdridge Avenue, Block 6364, Lot 130, Annadale, Borough of Staten Island.

976-79-A

APPLICANT—Peter F. Oddo, Jr. for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Kinghorn Avenue, north side, 100.00 feet west of Holdridge Avenue, Block 6364, Lot 125, Annadale, Borough of Staten Island.

977-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—265 Kinghorn Street, northwest corner of Holdridge Avenue, Block 6364, Lot 120, Annadale, Borough of Staten Island.

36-80-A

APPLICANT—Philip Teller for Izak Teller, owner.

SUBJECT—Application January 14, 1980—re- utilization of an Exterior Structural Steel fireproof stair as a primary means of Egress.

PREMISES AFFECTED—681 Greenwich Street, east side, 35 feet north of Christopher Street, Block 630, Lot 31, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 22, 1980, 10 A.M.

Present: Chairman Fossella, Vice-Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 8, 1980, were approved as printed in the Bulletin of January 17, 1980, Volume 65, Numbers 1 through 3.

1348-27-BZ—Vol. II

APPLICANT—Lama and Vassalotti for C. Richard Hilker, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 26, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island Avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lot 1, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, Community Board #15BK. recommended approval received on January 11, 1980; and

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 26, 1954 as amended through October 10, 1972 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk shall be repaired where required, and that all weeds shall be removed from the sidewalk area; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1415-53)

813-63-BZ

APPLICANT—Max Siegel Associates for Milton P. Miller, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 14, 1979—decision of the Borough Superintendent; previously granted on condition under

Section 60(3) of the Multiple Dwelling Law to permit in an R8 and R10 district, the use of transient parking for the unused and surplus tenants spaces within an existing multiple dwelling accessory garage.

PREMISES AFFECTED—699-717 West End Avenue, west side from West 94th Street to West 95th Street, Block 1253, Lot 21, Borough of Manhattan. Community Board #7M.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, Community Board #7M recommended approval received on January 17, 1980; and

WHEREAS, this application was granted by the Board on January 14, 1964, on certain conditions; and

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on January 14, 1964 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the two overhead garage doors and entrance doors shall be painted; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1039-63)

26-70-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 11-413 of the Zoning Resolution, permitting in a C2-4 district, the erection of a one story enlargement to an existing automotive service station with accessory uses previously before the Board and the extension of term of variance.

PREMISES AFFECTED—4467 to 4469 Broadway, 700 to 706 West 192nd Street, southwest corner, Block 2180, Lot 513, Borough of Manhattan, Community Board #12M.

APPEARANCES—

For Applicant: Walter T. Gorman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, Community Board #12M was notified by the applicant on November 20, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on April 29, 1970, on certain conditions; and

MINUTES

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 29, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from April 29, 1980, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1826-69)

304-75-BZ

APPLICANT—Burton Flax for Estate of William H. Flax, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, reopening for extension of time to complete which expired November 22, 1978 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story and mezzanine building for use as a warehouse with accessory offices.

PREMISES AFFECTED—146-86 New York Boulevard, southwest corner of 146th Drive, Block 13307, Lots 91, 100, 104 and 113, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leah Friedman.

For Opposition: Leon Johnson.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on November 22, 1977 by adding thereto:

"That reference in the resolution to the term of variance shall read 'that this shall be limited to a term of twenty years from the date of this amended resolution'; and that substantial construction shall be completed within one year from the date of this amended resolution; *on condition* that the premises shall be kept cleaned and maintained at all times, that the vacant lot located at the southwest corner of New York Boulevard and 146th Drive shall be enclosed with a 6 foot high chain link fence and shall be installed within 30 days from the date of this amended resolution; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 550-74)

491-78-BZ

APPLICANT—Millard Bresin for Roclu Realty Corporation, owner; Amoco Oil Company, Long Term Lessee.

SUBJECT—Application for consideration reopening for extension of time to complete which expired December 5,

1979—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the reconstruction and rearrangement of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4102-4114 Avenue U, southeast corner of Coleman Street, Block 8558, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant—Millard Bresin.

ACTION OF BOARD—application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 15, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 5, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 496-78)

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing.

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

MINUTES

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for hearing.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis R. Angelino.

For Opposition: Frank R. Wheeler, Jr.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Application reopened and laid over to February 13, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

500-79-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of the third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, northwest corner of Vestry Street, Block 222, Lot 19, part of 22, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Decision deferred to February 13, 1980, at 10 A.M., hearing closed.

733-79-BZ

APPLICANT—Maurice Intrator for Narrowbacks Incorporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story building, the extension of the existing restaurant area on the first floor into a portion of the second floor.

PREMISES AFFECTED—345 Second Avenue, northwest corner of East 20th Street, Block 901, Lot 26, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Thomas P. Crinnion and Joseph P. Reynolds.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for decision, hearing closed.

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Betty Fricker.

For Opposition: None.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for hearing.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet east of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Benjamin Shafran.

For Opposition: None.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for continued hearing, additional information to be submitted.

880-79-BZ

APPLICANT—Donald Rowe for Paul Favaloro, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the maintenance of an enlargement to a one family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—21 O'Gorman Avenue, north side, 100 feet east of Buffalo Street, Block 4970, Lot 34, Bay Terrace, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Donald Rowe.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for decision; hearing closed.

MINUTES

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.
SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: Jack Deitch, C.B. #2S.I., Elias Larocca and Loretta Adelson.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Carroll 0

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for decision; hearing closed.

951-79-BZ

APPLICANT—Guerine Salerni for Robert Sabbagh, owner.
SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, the change in use of an existing structure from an auditorium with accessory uses into a gymnasium (raquetball) facility with accessory uses.

PREMISES AFFECTED—5911/23 8th Avenue, 801/11 60th Street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Guerino Salerni and Thomas Salerni.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Carroll 0

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for decision; hearing closed.

980-79-BZ

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards.

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and Francis B. De Luca.

For Opposition: Jack Deitch, C.B. #2S.I.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M. for continued hearing; additional information.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance Company of America, owner, Mary Catinella-Blueprint Restaurant, lessee.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Ronald U. Noll.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Carroll 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

1071-79-BZ

APPLICANT—IRA Blair for JFM Enterprises, owner, Laforgia Fuel Oil Company. Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in an M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582, Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Ira Blair.

For Opposition: Shelley Teitelbaum, Dominick Gaudio, Vincent Zaffero, Rose Galante, Lucy Gaudio, Vivian Ciencotta and others.

ACTION OF BOARD—Laid over to February 5, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

1188-79-BZ

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, a conversion of all floors above the second floor from a hotel into a multiple dwelling.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Matthew D. Lippman and Michael Whurmfeld.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

Negative: 5

Absent: Commissioner Carroll 0

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ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M., for decision; hearing closed.

1189-79-A

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 16, 1979—Appeal from a division of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Matthew D. Lippman and Michael Wurmfeld.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to January 29, 1980, at 10 A.M. for decision; hearing closed.

235-79-BZ

APPLICANT—Joseph A. Gioia for P.C. LaBella Funeral Chapels, owner.

SUBJECT—Application March 6, 1979—decision of the Borough Superintendent, under Section 73-62 of the Zoning Resolution, to permit in an R5 district, in an existing two story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity.

PREMISES AFFECTED—2625 and 2627 Harway Avenue, northeast corner of Bay 43rd Street, Block 6898, Lot 9, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Emilio Altadonna.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to January 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1979, acting on Alt. Applic. #854/1978, reads:

"1. Proposed extension of a funeral parlor Use Group #7 into a residence use district is contrary to 22-00 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board Number 13 has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under

Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, in an existing two-story mixed building, the extension of the funeral establishment into the second floor that increases the degree of non-conformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 6, 1979", 1 sheet, "December 26, 1979", 3 sheets, and "January 17, 1980", 1 sheet; and *on further condition* that this variance shall be limited to a term of 10 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

522-79-BZ

APPLICANT—Nicholas J. Salvadeo for William Meyers, owner.

SUBJECT—Application May 2, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the reconstruction and modernization of an existing automotive service station and retail store establishment.

PREMISES AFFECTED—496 Arthur Kill Road, southeast corner of Elverton Avenue, Block 5450, Lots 22 and 27, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: Else Perl.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to January 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 24, 1979, acting on N.B. Applic. #523/1979, reads:

"8. Proposed construction of a retail store and automotive service station with accessory parking for 21 cars located within an R3-2 district is not a use permitted as of right and is therefore contrary to Section 22-10 (Z.R.)

9. There are no bulk, parking or loading regulations governing commercial building located in residential district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, the site is presently developed with a sub-standard automotive service station with a convenience food store; and

WHEREAS, the uses proposed herein are a modernization and replacement of the existing occupancy; and

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WHEREAS, there presently exists a practical difficulty and hardship relating to drainage condition and landfill operation; and

WHEREAS, Arthur Kill Road is designated as a major street; and

WHEREAS, the continuity of the commercial occupancy at this site has been confirmed by the records of the Fire Department and the Department of Buildings; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the reconstruction and modernization of an existing automotive service station and retail store establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 2, 1979", 2 sheets, and "January 3, 1980", 2 sheets; and *on further condition* that the hours of operation of the food store be limited to 7:00 A.M. to 9:00 P.M. Monday to Saturday and 9:00 A.M. to 9:00 P.M. Sunday; that the automotive service station hours of operation shall be from 8:00 A.M. to 6:00 P.M. Monday through Saturday, closed on Sunday; that no alcoholic beverages to be sold or served on the premises; that screening comply with Section 25-66 of the Zoning Resolution; that lighting be provided and directed away from adjoining plots; that street trees be planted in accordance with Park Department regulations; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution; and that no Building Department permit shall be issued until 31 days after the date of certification of this resolution.

781-79-BZ

APPLICANT—Maurice Intrator for Horace Bullard, owner.

SUBJECT—Application July 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yard.

PREMISES AFFECTED—947 Castle Hill Avenue, northwest corner of Bruckner Boulevard, Block 3688, Lot 42, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Thomas P. Crinnion, P.E.

For Opposition: Juanita W. Tyler and Mrs. Freta London.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 11, 1979; then to January 8, 1980; then to January 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1979, acting on Alt. Applic. #63/1979, reads:

"9. Provide 15' front yard as per Section 24-34 of Z.R.

10. Two side yards as per Section 24-35 of Z.R." and

WHEREAS, the existing structure is below the 6000 square foot minimum required by the New York Public Library system; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement in area of an existing store and the change in use into a public library that creates non-compliance within the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 9, 1979", 5 sheets; and *on further condition* that the exterior walls of this enlargement shall be of face brick on all interior lot lines; that a 15 foot front yard be provided along the Bruckner Boulevard frontage; that said front yard shall be properly paved and maintained free of debris; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 2:55 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 22, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

Absent: Commissioner Carroll.

743-70-SA

APPLICANT—The Majestic Company, a Division of American Standard, Incorporated, owner.

SUBJECT—To include additional fireplace and accessories.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

743-70-SA—Amendment to resolution to include additional fireplace and accessories.

The Majestic Company, a Division of American Standard, Incorporated, Huntington, Indiana, requested that the resolution adopted March 9, 1971 and amended through February 20, 1979 under Calendar Number 743-70-SA be reopened and amended to include an additional fireplace and accessories.

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PROPOSED USE: Factory built fireplaces and accessories.
DESCRIPTION: The additional Model ESF-II fireplace is of modified design for compatibility with the additional accessories. The accessories are glass door kits, Models GEK-28, GEK-36, GEK-42, and GEK-II, and outside air kits, Models OAK-28, OAK-36, and OAK-42. The numerical suffixes pertain to fireplace openings, in inches of width. The glass doors and outside air kits allow the fireplace to meet the requirement of providing fresh combustion air and to become more efficient in supplying heated air for the quantity of fuel used. The M Series fireplaces are also used with the glass door kits and outside air kits.

Two models of previously approved fireplaces have additional sizes of chimneys. The Model MFW36 was previously approved with a 10" chimney. The additional size is 9". The Model JFW was previously approved with a 7" chimney. The additional size is 8".

Six models of previously approved fireplaces are no longer in production. They are Models FFW45, MFW42, MPW34T, MPW34R, JFW24, and JFW38.

INSPECTION AND TEST: The fireplace, accessories, and chimney sizes have been tested and approved by Underwriters' Laboratories (File MH6018).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 9, 1971 and amended through February 20, 1979 under Calendar Number 743-70-SA be reopened and amended to include an additional fireplace, Model ESF-II; fireplace accessories, the glass door kits and outside air kits listed above; the additional chimney sizes and fireplace model deletions listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

All uses in high rise buildings shall be restricted to uses in Class I (non-combustible) buildings which were built under the jurisdiction of the present Building Code, Local Law No. 76-1968, effective December 6, 1968.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 743-70-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amended* the above cited *resolution* in accordance with the above report.

137-77-SA

APPLICANT—Walter Kidde and Company, owner.

SUBJECT—Extinguishing system for self-service gasoline stations.

APPEARANCES—

For Applicant: William Scofield.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 137-77-SA—Walter Kidde and Company, Belleville, New Jersey, filed for approval of the Kidde Model 45 DCT Dry Chemical Extinguishing System under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Extinguishing system for self-service gasoline stations.

DESCRIPTION: The system uses 45 pounds of dry chemical extinguishing agent, which is stored under pressure at 360 psi. The system is manually actuated or automatically actuated by fusible links, fire detectors, or heat actuating devices. The detectors release the control head which, in turn, operates the valve of the cylinder in which the dry chemical is stored. The pressurized dry chemical passes through the valves and is piped to the nozzles.

Four different types of nozzles are used with the system. Two are overhead nozzles and two are side nozzles. One type of overhead nozzle is used at heights of from 6 to 8 feet. The second type of overhead nozzle is used at heights of from 8 to 10 feet. The side nozzles are 90 degree type and 180 degree type.

INSPECTION AND TEST: The system has been tested and approved by Underwriters' Laboratories (File EX2153) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the Kidde Model 45 DCT Dry Chemical Extinguishing System for self-service gasoline stations under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on the following conditions:

1. The extinguishing agent cylinders shall be steel and Department of Transportation approved.

2. The cylinders shall be hydrostatically pressure tested every five years; and the test dates shall be indicated on the cylinders.

3. The systems shall comply with the requirements of City Council Intro. No. 325 of 1978, or whatever final form in which the Intro. is adopted into law, to amend Chapter 19 of the Administrative Code concerning self-service gasoline stations.

4. All uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 137-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of

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corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this *appliance* in accordance with the above report.

1242-79-SA

APPLICANT—Elkhart Brass Manufacturing Company, Incorporated, owner.

SUBJECT—Pressure reducing valves for standpipe systems.

APPEARANCES—

For Applicant: Ralph Flori.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
1242-79-SA: Elkhart Brass Manufacturing Company, Incorporated, Elkhart, Indiana, filed for approval of Elkhart Pressure Reducing Valves, Models UP-20 and UP-25, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Pressure reducing valves for standpipe systems.

DESCRIPTION: The valves are brass, angle type hose valves. They are available in 1½" and 2" sizes and have a rated working pressure of 300 psi. They are used to reduce the high pressures of standpipe lines to pressures of about 50 psi to allow connections to hoses and are threaded for such connections. Model UP-20 has female inlet threads and female outlet threads. Model UP-25 has female inlet threads and male outlet threads. The valves can also be used to close off a line.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (File EX1164).

RECOMMENDATION: The Committee on Test recommends the approval of Elkhart Pressure Reducing Valves, Models UP-20 and UP-25, for standpipe systems, under the provisions of Article 17 and RS 17 of the Building Code, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1242-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure

to notify the Board to change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this *appliance* in accordance with the above report.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic Door Operators.

APPEARANCES—

For Applicant: Richard Hudnut.

For Opposition: None.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing.

1240-79-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated December 7, 1979 and received December 14, 1979.

SUBJECT—Modification of Reference Standard RS 18 of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Irving Polsky, P.E.

For Opposition: Robert Allan Muir, Jr., Atty. Jerome Albert.

For Administration: Patrick Murphy, C.E. and John R. O'Donoghue.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; hearing closed.

783-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application July 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Classic Gas Line Antifreeze" in (12) twelve fluid ounce Plastic Bottles with Replaceable Cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 12, 1979, on Folder #122-4179, reads:

"We regret to inform you that your application to register your product 'Classic Gas Line Anti-Freeze' a Flammable mixture with a flash point below 75°F (TOC) in containers as follows: 12 Fl. Oz. Rd. Plastic Bottles with C.R. Replaceable Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Section C19-59.0.c of the N.Y.C. Adm. Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or Caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was decided that the appeal should be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 12, 1979; acting on Folder Number 122-4179, be and it hereby is *modified* and the appeal be and it hereby is *granted on the condition* that the container substantially comply with drawing filed "December 13, 1979", 1 sheet; that the modification shall apply to "Classic Gas Line Anti-Freeze" in 12 ounce Container only; and that the label have prominently displayed instructions that the entire contents are to be emptied upon initial opening and that the label be in such style as is satisfactory to the Fire Commissioner, that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc.; as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 783-79-A", and that in all other respects all applicable laws, rules and regulations shall be complied with.

1125-79-A

APPLICANT—Nicholas J. Salvadeo for Al-Pac Development Corporation, owner.

SUBJECT—Application October 23, 1979—appeal from a decision of the Borough Superintendent re- proposed use of Copper Tubing Contrary to Section P102.4(a)(2), RS-16 of the Administrative Code.

PREMISES AFFECTED—91 Wallace Avenue, southeast corner of McClean Avenue, Block 3113, Lot 21, South Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed. Lauria, P.E.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketringer.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; hearing closed.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketringer.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980. at 2 P.M., for decision; hearing closed.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketringer.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; hearing closed.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novel- ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketring.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980,
at 2 P. M., for decision; hearing closed.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and
Kathryn Fahy, owner, Queens Paperbook Incorporated,
lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter re- proposed use of viewing
machines.

PREMISES AFFECTED—247 West 42nd Street, north
side, 237.6 feet east of 8th Avenue, Block 1014, Lot 11,
Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketring.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980,
at 2 P. M., for decision; hearing closed.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd
Street Corporation, owner, Show-World Center Incor-
porated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter re- proposed use of viewing
machines.

PREMISES AFFECTED—303 West 42nd Street, north
side, 75 feet west of Eighth Avenue, Block 1033, Lot 32,
Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketring.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980,
at 2 P. M., for decision; hearing closed.

540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffa-
rano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter re- proposed use of viewing
machines.

PREMISES AFFECTED—1603-11 Broadway, west side,
19.6½ feet south of West 49th Street, Block 1020, Lot 43,
Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr. and H. P. Fahringer.
For Opposition: A. Louis Munoz and Michael Ketring.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision; hearing closed.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella
for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from
an Administrative Decision re- exterior lighting at Fresh
Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens,
Block 7117, Lot 3.

APPEARANCES—

For Applicant: Sheldon Lobel and Frank P. Farinella.
For Opposition: Manus Trant, Dept. of Rent and Housing
Maintenance.

ACTION OF BOARD—Laid over to January 29, 1980, at
2 P.M., for continued hearing; additional information to be
submitted.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella
for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from
an Administrative Decision re- exterior lighting at Fresh
Meadows Housing Complex.

PREMISES AFFECTED—60-10 188th Street, Queens,
Block 7115, Lot 2.

ACTION OF BOARD—Laid over to January 29, 1980, at
2 P.M., for continued hearing; additional information to be
submitted.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella
for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from
an Administrative Decision re- exterior lighting at Fresh
Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens,
Block 7117, Lot 4.

ACTION OF BOARD—Laid over to January 29, 1980, at
2 P.M., for continued hearing; additional information to be
submitted.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella
for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from
an Administrative Decision re- exterior lighting at Fresh
Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens,
Block 7117, Lot 8.

ACTION OF BOARD—Laid over to January 29, 1980,
at 2 P. M., for continued hearing, additional information
to be submitted.

MINUTES

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P. M., for continued hearing, additional information to be submitted.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P. M., for continued hearing, additional information to be submitted.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Sheldon Lobel and R. A. Sutton.

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P. M., for continued hearing at the request of the owner; additional information.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot J. Shapiro, P.E.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P. M., for continued hearing.

821-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Sheldon Lobel.

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P. M., for continued hearing at the request of the owner; additional information.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Robert E. Morri.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

5

Negative:

0

Absent: Commissioner Carroll

1

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

5

Negative:

0

Absent: Commissioner Carroll

1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P. M., for decision, hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

5

Negative:

0

Absent: Commissioner Carroll

1

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf

5

Negative:

0

Absent: Commissioner Carroll

1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P. M., for decision, hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Robert E. Morri.

MINUTES

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision, hearing closed.

857-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited,
owner.

SUBJECT—Application July 26, 1979—appeal from a de-
cision of the Fire Commissioner, re- packaging of inflam-
mable mixture known as "Country Peddler Lamp Oil"
twenty-eight (28) ounce, plastic Container with CR-1
28MM/400 Talc Filled Polypropylene Cap containers not
in compliance with regulations of the Administrative Code of
New York City.

APPEARANCES—

For Applicant: J. Gilbert Haller.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision; additional information; hearing
closed.

858-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited,
owner.

SUBJECT—Application July 26, 1979—appeal from a de-
cision of The Fire Commissioner, re- packaging of inflam-
mable mixture known as "Country Peddler Lamp Oil"
(32) thirty-two ounce, plastic container with CR-1 28mm/
400 Talc Filled Polypropylene cap containers not in compli-
ance with regulations of the Administrative Code of New
York City.

APPEARANCES—

For Applicant: J. Gilbert Haller.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2
P.M., for decision; additional information; hearing closed.

859-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited,
owner.

SUBJECT—Application July 26, 1979—appeal from a de-
cision of the Fire Commissioner, re- packaging of inflam-
mable mixture known as "Victorian Lamp Oil" (28)
twenty-eight ounce, Plastic Container with CR-1 28mm/400
Talc Filled Polypropylene cap containers not in compliance
with regulation of the Administrative Code of New York
City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision; additional information; hearing closed.

860-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited,
owner.

SUBJECT—Application July 26, 1979—appeal from a de-
cision of the Fire Commissioner, re- packaging of inflam-
mable mixture known as "Victorian Lamp Oil" and
thirty-two (32) ounce plastic container with CR-1 28mm/
400 Talc Filled Polypropylene cap. Containers not in com-
pliance with regulation of the Administrative Code of New
York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision; additional information; hearing
closed.

861-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited,
owner.

SUBJECT—Application July 26, 1979—appeal from a de-
cision of the Fire Commissioner, re- packaging of inflam-
mable mixture known as "Orient Trader Lamp Oil" twenty-
eight ounce, (28), plastic Container with CR-1 28mm/400
Talc Filled Polypropylene Cap containers not in compli-
ance with regulations of the Administrative Code of New
York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision; additional information; hearing
closed.

862-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited,
owner.

SUBJECT—Application July 26, 1979—appeal from a de-
cision of the Fire Commissioner, re- packaging of inflam-
mable mixture known as "Orient Trader Lamp Oil",
thirty-two (32) ounce plastic container with CR-1
28MM/400 Tale Filled Polypropylene Cap containers not
in compliance with regulation of the Administrative Code
of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at
2 P.M., for decision; additional information; hearing
closed.

MINUTES

863-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Antique Charm Lamp Oil", thirty-two ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulation of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; additional information; hearing closed.

864-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil", twenty-eight (28) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulation of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; additional information; hearing closed.

865-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil", thirty-two (32) ounce Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; additional information; hearing closed.

870-79-A

APPLICANT—Edward Lauria for Cyrenius F. Simonson, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—4256 Arthur Kill Road, northwest corner of Block 7314, Lot 1, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

876-79-A

APPLICANT—Alphonse J. Calvanico for Fred Susser, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Herrick Avenue, north side, 180 feet east of Gaynor Street, Block 7347, Lot 48, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to January 29, 1980, at 2 P.M., for decision; hearing closed.

1215-79-A

APPLICANT—S. M. Limoggio for Howard Johnson's, owner.

SUBJECT—Application November 29, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—247-21 Northern Boulevard, northwest corner of 247th Street, Block 8117, Lot 39, Borough of Queens.

APPEARANCES—

For Applicant: S. M. Limoggio.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

ACTION OF BOARD—Laid over to February 5, 1980, at 2 P.M., for decision; additional information; hearing closed.

Adjourned: 5:05 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted November 7, 1979 and printed in Bulletin No. 45, Volume LXIV under Calendar Number 520-79-BZ is hereby corrected to read as follows:

520-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Common Ground Development Corporation, Contract Vendee.

SUBJECT—Application May 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing nine story building from a warehouse into a multiple dwelling.

PREMISES AFFECTED—378-390 West 12th Street, south side, 44 feet west of Washington Street, Block 640, Lots 12 and 19, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Paul D. Selver.

For Opposition: Doris Diether.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 30, 1979, after due notice by publication in the Bulletin; laid over to November 7, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated April 25, 1979, acting on Alt. Applic. #159/1979, reads:

"C1. Proposed change of use from warehouse to residential Use Group 2 in M1-5 zoning district is not permitted as of right as per Section 42-00 Z.R. No zoning guidance for such occupancy."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John J. Walsh, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing seven-story building from a warehouse into a nine story multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 1, 1979", 1 sheet, and "October 30, 1979", 21 sheets; and *on further condition* that the cellar and first floor be limited to conforming commercial or manufacturing uses; that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and on the commercial floors, including the cellar, connected to an alarm that can be heard throughout the building; that a fire alarm station be installed on each floor; that all apartments shall have double-glazed, operable windows to reduce the outside noise transmission; that if the building is air conditioned, it shall be centrally air conditioned; that the developer be prepared to insert prominently the following language in any lease or prospectus for cooperative sale of apartments in the subject premises, "this property is located in an M1-5 zone, which means that manufacturing, warehouse and other commercial uses are located in the immediate vicinity"; that 25 percent of the roof area shall be allocated as tenants' recreation space; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

** The resolution has been corrected to read, in the Resolved section, an existing *seven story* building, rather than a *nine story* building, and the words *nine story* be also added to resolution.

BOARD OF STANDARDS AND APPEALS
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OF THE CITY OF NEW YORK

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No. 6

DIRECTORY

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to January 29, 1980

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54-80-SA—Multilarm V manufacturer by Pyrotronics, A Division of Baker Industries, Incorporated.

55-80-A—B.Bx.—3320 Hutchinson Avenue, southeast corner of Tillotson Avenue, Block 5256, Lot 40, Borough of The Bronx. Misc. #19/80. re-proposed installation of three new 4,000 gallon fuel storage tanks, thereby making a total of 26,340 gallons of gasoline and/or diesel fuel storage capacity is Cont. to C19-59.0(m) and C19-69.0(A) of the fire prevention code.

56-80-BZ—B.M.—208 East 22nd Street, south side, 98.6 feet east of 3rd Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M. N.B. #18/79. re-proposed floor area exceeds the maximum allowable floor area, open space is less than the minimum required, zoning room count exceeds the maximum allowable zoning room count, rear yard is less than the minimum required, front wall and number of stories of the building located at the street line exceeds the maximum required height is Cont. to Sections 34-112ZR, 23-142ZR, 23-223ZR, 23-47ZR, and 23-632ZR.

57-80-BZ—B.B.—5224 13th Avenue, northwest corner of 53rd Street, Block 5662, Lot 66, Borough of Brooklyn. Community Board #12BK. Alt. #1236/79. re-proposed use consisting of a physical culture establishment, use group 4, in a C2-3 in R6 dist. is required to have a special permit from the Board of Standard and Appeals Cont. Sec. 32-31ZR and 32-18ZR.

58-80-A—F.D.—Re-packaging a flammable mixture known as "Waycoat SC Resist" in a one quart and 1 gallon glass bottle/jug with phenolic screw cap, with poly-seal liner and celon band. Containers not in compliance with the Administrative Code.

59-80-A—F.D.—Re-packaging of a flammable mixture known as "Waycoat Cop Rinse 1" in a one gallon glass jug with phenolic screw cap with poly-seal liner and celon band, Container not in compliance with the Administrative Code.

60-80-A—F.D.—Re-packaging of a combustible mixture known as "Waycoat LSI Thinner" in a one gallon glass jug with phenolic screw cap with poly-seal liner and celon band, Container not in compliance with the Administrative Code.

61-80-A—F.D.—Re-packaging of a combustible mixture known as "Velv Etch" in a five gallon HD/PE T.H. pail with reike flexspout, container not in compliance with the Administrative Code.

62-80-SM—Series IV (1 hour) Gypsum Shaftwall Assemblies Test report Nos. WHI F7, 8, WHI 187 and 188; PGI 2101 manufacturer by The Flintkote Company.

63-80-SM—Series IV (3 hour) Gypsum Shaftwall Assemblies Test Report Nos. WHI 9, 10, 11, 12; WHI 189, 190; PGI 2101 manufacturer by The Flintkote Company.

64-80-A—B.S.I.—Esmac Court North, south side, 55.12 feet east of Westerly Line, Block 871, Lot 38, Todt Hills, Borough of Staten Island. N.B. #2303/79. re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the general City Law; proposed storm water disposal (Local Law #7).

65-80-BZ—B.B.—1754 80th Street, south side, 320.0½ feet west of 18th Avenue, Block 6284, Lot 34, Borough of Brooklyn. Community Board #11BK. N.B. #224/79. re-proposed two family dwelling in R5 dist. provide one side yard at least 8 feet, 0 inches wide along side lot line of zoning lot where party wall is not utilized. Cont. to Sec. 23-49ZR, Article II, Chapter 3.

66-80-BZ—B.B.—1758 80th Street, south side, 295.0½ feet west of 18th Avenue, Block 6284, Lot 35, Borough of Brooklyn. Community Board #11BK. N.B. #225/79. re-proposed two family dwelling in R5 dist. provide one side yard at least 8 feet, 0 inches wide along side lot line of the zoning lot party wall is not utilized. Cont. to Sec. 23-49ZR, Article II, Chapter 3.

67-80-BZ—B.B.—3024 Quentin Road, south side, 200 feet east of Marine Parkway, Block 7713, Lots 27, 33, Borough of Brooklyn. Community Board #18BK. Alt. #49/80. re-proposed funeral establishment use group 7 for subject building located in a C1-2 zone. Cont. to Sec. 32-16ZR.

68-80-BZ—B.M.—551-553 West 22nd Street, north side, 125.0 feet East 11th Avenue, Block 694, Lot 7, Borough of Manhattan. Community Board #4M. Alt. #1062/79. re-proposed change in use of the 2nd and 3rd floors from manufacturing U-G-17 to residential use (2 apartment) use group 2 Cont. to Sec. 42-11ZR.

69-80-A—B.S.I.—346 Holdridge Avenue, northwest corner of Ravenna Street, Block 6364, Lot 101, Annadale, Borough of Staten Island. N.B. #3/80. re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law; proposed storm water disposal (Local Law #7).

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

MARCH 4, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, March 4, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1072-23-BZ

APPLICANT—Frederick A. Ketcher for Donald Hensel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for the storage of five motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—41 Richmond Street, east side, 322 feet south of Jamaica Avenue, Block 4103, Lot 8, Borough of Brooklyn. Community Board #5BK.

149-69-BZ

APPLICANT—Leonard F. Rothkrug for Morton Manes, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 9, 1979—decision of the Borough

CALENDAR

Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the construction of an accessory parking facility for an existing automotive sales and service establishment.

PREMISES AFFECTED—92-11 to 92-25 17th Street, east side, 150 feet south of Jamaica Avenue, Block 10212, Lot 64, Jamaica, Borough of Queens. Community Board #12Q.

419-68-BZ

APPLICANT—Leonard F. Rothkrug for Manes Jamaica Lincoln-Mercury Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 15, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R6 district, the addition to the occupancy of an existing one story garage with accessory auto parts, sales and installation to include automobile showroom with accessory repairs.

PREMISES AFFECTED—92-12 to 92-20 172nd Street, west side, 75 feet south of Jamaica Avenue, 170-28 Jamaica Avenue, Block 10212, Lot 11, Jamaica, Borough of Queens. Community Board #12Q.

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

ZONING CASES

826-79-BZ

APPLICANT—Arthur Guttman for Norma Wiener, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in a M1-5 district, at an existing nine story building, the conversion of all floors above the first floor from factories into a multiple dwelling.

PREMISES AFFECTED—38 East 21st Street, south side, 275 feet west of Park Avenue South, Block 849, Lot 52, Borough of Manhattan. Community Board #5M.

827-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Pauline Keller, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—1321 Oriental Boulevard, north side, 28 feet west of Langham Street, Block 8754, Lot 65, Borough of Brooklyn. Community Board #15BK.

885-79-BZ

APPLICANT—Leonard F. Rothkrug for Bravo Holding Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied with retail stores, the conversion of the supermarket portion into a roller skating rink.

PREMISES AFFECTED—3950/70 Laconia Avenue, southeast corner of East 225th Street, Block 4903, Lot 42, Borough of The Bronx. Community Board #12BX.

986-79-BZ

APPLICANT—Arthur Guttman for Downtown Properties Associates, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a M1-5 district, in an existing eleven story building, the conversion of floors above the first floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—40 E. 21st Street, south side, 250 feet west of Park Avenue South, Block 849, Lot 51, Borough of Manhattan. Community Board #5M.

1055-79-BZ

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis, for N.V. Portofino Properties Corporation, owner, Edward Durell Stone Associates, Lessee.

SUBJECT—Application September 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, the change in occupancy of an existing six story private dwelling into office use with a duplex apartment and an accessory caretaker apartment that will encroach into the required rear yard.

PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of Fifth Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan. Community Board #8M.

1056-79-A

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis for N. V. Portofino Properties Corporation, owner, Edward Durrell Stone Associates, lessee.

SUBJECT—Application September 18, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of 5th Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan.

CALENDAR

1129-79-BZ

APPLICANT—Dominick Salvati and Son for Proper Homes Incorporated, owner, Ronald and Fred Fishkin, Lessee.

SUBJECT—Application October 23, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied, as a billiard parlor, the addition to the uses to include amusement arcade.

PREMISES AFFECTED—1107/15 E. Gun Hill Road, north side, 65.87 feet east of Laconia Avenue, Block 4705, Lots 20 and 23, Borough of The Bronx. Community Board #12BX.

1186-79-BZ

APPLICANT—Hannibal F. Zumbo for 415 East 52nd Street, Corporation, owner.

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-5 and R10 district, within an existing 19 story multiple dwelling, the conversion of the accessory maids quarters into office use.

PREMISES AFFECTED—404/420 East 53rd Street, 415 East 52nd Street, north side, 74 feet east of Block 1364, Lot 5, Borough of Manhattan. Community Board #6M.

1252-79-BZ

APPLICANT—Miele Associates, C.B.R. Company, owner.

SUBJECT—Application December 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, at an existing one story medical center the erection of a second floor addition and the conversion into a bank and office building.

PREMISES AFFECTED—23-87 to 95 Bell Boulevard, 214-05 to 15 24th Avenue, northeast corner, Block 5958, Lot 52, Bayside, Borough of Queens. Community Board #7Q.

697-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

Laid over from December 18, 1979, for hearing.

698-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island.

Laid over from December 18, 1979, for hearing.

699-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

Laid over from December 18, 1979, for hearing.

700-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island.

Laid over from December 18, 1979, for hearing.

701-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

Laid over from December 18, 1979, for hearing.

702-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island.

Laid over from December 18, 1979, for hearing.

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

Laid over from January 8, 1980, for hearing.

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

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SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

Laid over from January 22, 1980, for hearing.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of Bronx. Community Board #11BX.

Decision deferred from January 29, 1980, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

MARCH 4, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, March 4, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

62-80-SM

APPLICANT—The Flintkote Company—one hour fire rated gypsum shaftwall assembly.

63-80-SM

APPLICANT—The Flintkote Company—three hour fire rated gypsum shaftwall assembly.

906-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145 Connecticut Street, east side, 200 feet north of Hylan Boulevard, Block 7928, Lot 67, Tottenville, Borough of Staten Island.

907-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Connecticut Street, east side, 260 feet north of Hylan Boulevard, Block 7928, Lot 70, Tottenville, Borough of Staten Island.

908-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Connecticut Street, east side, 320 feet north of Hylan Boulevard, Block 7928, Lot 73, Tottenville, Borough of Staten Island.

912-97-A

APPLICANT—Jules S. Denora for Gerard Muro, owner.

SUBJECT—Application August 16, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—149-18 New York Boulevard, northwest corner of 149th Road, Block 13383, Lot 72, Borough of Queens.

963-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—203 Kinghorn Street, northwest corner of Harold Street, Block 6361, Lot 30, Annadale, Borough of Staten Island.

964-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 Kinghorn Street, north side, 70.06 feet west of Harold Street, Block 6361, Lot 25, Annadale, Borough of Staten Island.

965-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—219 Kinghorn Street, north side, 140.06 feet west of Harold Street, Block 6361, Lot 20, Annadale, Borough of Staten Island.

966-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed

CALENDAR

use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—227 Kinghorn Street, north side, 215.06 feet west of Harold Street, Block 6361, Lot 14, Annadale, Borough of Staten Island.

967-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—235 Kinghorn Street, north side, 290.06 feet west of Harold Street, Block 6361, Lot 11, Annadale, Borough of Staten Island.

968-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Kinghorn Street, north side, 360.06 feet west of Harold Street, Block 6361, Lot 6, Annadale, Borough of Staten Island.

969-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 29, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—358 Harold Street, west side, 100 feet north of Kinghorn Street, Block 6361, Lot 34, Annadale, Borough of Staten Island.

970-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Luna Circle, northeast corner of Luna Circle, Block 6364, Lot 87, Annadale, Borough of Staten Island.

971-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—315 Kinghorn Street, north side, 210.50 feet west of Luna Circle, Block 6364, Lot 145, Annadale, Borough of Staten Island.

972-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—20 Tyndale Street, south side, 115.72 feet west of Luna Circle and Kinghorn Street, Block 6364, Lot 157, Annadale, Borough of Staten Island.

973-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Luna Circle, southwest corner of Kinghorn Street, Block 6364, Lot 136, Annadale, Borough of Staten Island.

974-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Revenna Street, southwest corner of Holdridge Avenue, Block 6364, Lot 110, Annadale, Borough of Staten Island.

975-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Revenna Street, south side, 100 feet west of Holdridge Avenue, Block 6364, Lot 130, Annadale, Borough of Staten Island.

976-79-A

APPLICANT—Peter F. Oddo, Jr. for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Kinghorn Avenue, north side, 100.00 feet west of Holdridge Avenue, Block 6364, Lot 125, Annadale, Borough of Staten Island.

977-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—265 Kinghorn Street, northwest corner of Holdridge Avenue, Block 6364, Lot 120, Annadale, Borough of Staten Island.

CALENDAR

36-80-A

APPLICANT—Philip Teller for Izak Teller, owner.

SUBJECT—Application January 14, 1980—re- utilization of an Exterior Structural Steel fireproof stair as a primary means of Egress.

PREMISES AFFECTED—681 Greenwich Street, east side, 35 feet north of Christopher Street, Block 630, Lot 31, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MARCH 11, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 11, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

247-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Vic-Ain Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 7, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the extension of the use of the existing gasoline service station located on the local retail portion of the premises by using the vacant portion in the residence use district for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons Boulevard and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens. Community Board #8Q.

632-59-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Schwartz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 14, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, laundrette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard.

PREMISES AFFECTED—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn. Community Board #18BK.

220-51-BZ—Vol. II

APPLICANT—Thomas Gibson for Vito Macina, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 7, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the proposed building and the change in occupancy from gasoline oil selling station (previously granted by the Board), and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room lubritorium, auto washing,

motor vehicles repairs, storage and sale of accessories, and permitting the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge Road, west side, 100 feet north of Neil Avenue, Block 4306, Lot 13, Borough of The Bronx. Community Board #11BX.

343-54-BZ

APPLICANT—Paris Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 14, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th Street, north side, 100 feet east of Cortlandt Avenue, Block 2401, Lots 35 and 36, Borough of the Bronx. Community Board #1BX.

743-72-BZ

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 6, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—181-08 Horace Harding Expressway and 69-05 Utopia Parkway, southeast corner, Block 7070, Lot 2, Flushing, Borough of Queens.

221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 6, 1980—appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self service gasoline station, previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

426-54-BZ

APPLICANT—Walter T. Gorman for Howard L. Levine, owner.

SUBJECT—Application for consideration—reopening for extension of the term of variance which expired December 14, 1979 and for amendment—decision of the Borough Superintendent, previously granted on condition under Sections 73 and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden Boulevard, north side from 79th Street to Sapphire Street, 135-33 to 135-39 Sapphire Street and 135-32 to 135-40 79th Street, Block 11376, Lot 23, Ozone Park, Borough of Queens. Community Board #10Q.

ZONING CASES

896-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Gilteck Corporation, owner.

CALENDAR

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the change in use of an existing two story building from a store and dwelling into a wholesale establishment with accessory offices.

PREMISES AFFECTED—2357 Coney Island Avenue, east side 351.2½ feet south of Avenue T, Block 7315, Lot 65, Borough of Brooklyn. Community Board #15BK.

909-79-BZ

APPLICANT—Lugwig P. Bono for John J. Cannon, owner.

SUBJECT—Application July 29, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R3-1 district, the maintenance of an enlargement to an existing two family dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and side yard encroachment.

PREMISES AFFECTED—307-West 259 Street north side 120 feet east of Fieldston Road, Block 5867 (3423) Borough of Bronx. Community Board #8BX.

920-79-BZ

APPLICANT—McGee and Morsellino for Bann Housing Corporation, owner A. H. Villepigue, lessee.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, Under Section 72-01 of the Zoning Resolution to permit in an R4 district, the enlargement in area and reconstruction of an existing illuminated advertising sign.

PREMISES AFFECTED—57-10 Laurel Hill Boulevard, southeast corner of 47th Street, Block 2305, Lot 22, Borough of Queens. Community Board #2Q.

939-79-BZ

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story and basement enlargement, to an multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and rear yard encroachment.

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn, Community Board #2BK.

940-75-A

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—appeal from a decision of the Borough Superintendent, re- Proposed enlargement exceeds the maximum permitted increases in area of 25% for each floor and

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn.

105-79-BZ

APPLICANT—Saltini/Ferrara Associates for A.S.A. Associates, owner.

SUBJECT—Application September 14, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing nine story building from commercial and manufacturing occupancy into a multiple dwelling above the first floor.

PREMISES AFFECTED—28 East 22nd Street, south side, 336 feet west of Park Avenue South, Block 850, Lot 58, Borough of Manhattan. Community Board #5M.

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporation, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.

ALAN D. GERSHUNY, *Executive Director*

MARCH 11, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, March 11, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

856-79-A

APPLICANT—Howard A. Marwin for Michael Levine, owner. Howard A. Marwin Company, lessee.

SUBJECT—Application July 26, 1979—appeal from a decision to the Borough Superintendent, re- Proposed use of Advertising Sign

PREMISES AFFECTED—132-20 South Conduit Avenue, Block 11886, Lots 1 and 10 Borough of Queens.

913-79-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application August 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—521 Rathbun Avenue, north side, 100 feet east of Nippon Avenue, Block 6314, Lot 63, Huguenot, Borough of Staten Island.

929-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1510 Arden Avenue, southwest corner of Koch Boulevard, Block 5400, Lot 15, Annadale, Borough of Staten Island.

930-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1520 Arden Avenue, northwest corner of Jansen Street, Block 5400, Lot 20, Annadale, Borough of Staten Island.

CALENDAR

931-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Koch Boulevard, south side, 101.09 feet west of Arden Avenue, Block 5400, Lot 10, Annadale, Borough of Staten Island.

932-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Koch Boulevard, south side, 95.00 feet east of Harold Avenue, Block 5400, Lot 6, Annadale, Borough of Staten Island.

933-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Koch Boulevard, southeast corner of Harold Avenue, Block 5400, Lot 1, Annadale, Borough of Staten Island.

934-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—15 Jansen Street, north side, 100.00 feet west of Arden Avenue, Block 5400, Lot 25, Annadale, Borough of Staten Island.

935-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Jansen Street, north side, 94.40 feet east of Harold Avenue, Block 5400, Lot 30, Annadale, Borough of Staten Island.

1258-79-A

APPLICANT—John Anastasi for Dr. Constantine Stefanides, owner.

SUBJECT—Application December 19, 1979—appeal from a decision of the Borough Superintendent re- proposed doctor's office in cellar is contrary to variance granted under Calendar #213-77-A.

PREMISES AFFECTED—1713/1715 East 17th Street, east side, 100 feet south of Quentin Road, Block 6800, Lot 86, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 15, 1980, were approved as printed in the Bulletin of January 24, 1980, Volume 65, Number 4.

640-76-A

APPLICANT—Augustus Beekman.

OWNER—Seward Park Housing Corporation, owner.

SUBJECT—Application for consideration—to rescind the resolution of February 8, 1977—for Modification of Certificate of Occupancy #55860 re-sprinkler system; previously granted on condition.

PREMISES AFFECTED—167-187 Clinton Street and 389-411 Grand Street, southwest corner, Block 313, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

ACTION OF BOARD—Resolution of February 8, 1977 rescinded.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted on February 8, 1977, *on condition* that the premises shall comply with all laws, rules and regulations applicable thereto.

909-52-BZ

APPLICANT—Ingram S. Carner for Rosenberg Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 24, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7h of the Zoning Resolution, permitting in a retail use district, the maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica Avenue and 94-04 199th Street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12Q was notified by the applicant on October 19, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on February 23, 1955 on certain conditions; and

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 23, 1955, as amended through January 27, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that a full-width sidewalk shall be installed along 199th Street frontage; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 5259-52)

498-75-BZ

APPLICANT—Dominick Farruggio for Frank Gallato, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired May 4, 1977—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, at an existing three story building, the erection of a one story enlargement to the first floor bakery that creates non-compliance in floor area ratio.

PREMISES AFFECTED—6309 20th Avenue, east side, 54.6 feet south of 63rd Street, Block 5542, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Farruggio.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1976 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on May 4, 1976 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 302-75)

606-75-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al., for Mountbatten Equities, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the conversion of an existing eight story and mezzanine building from manufacturing use into a non-conforming residential use with a health facility and restaurant on the penthouse and roof levels.

PREMISES AFFECTED—405-421 Hudson Street, northwest corner of Clarkson Street, Block 601, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum and Francis R. Angelino.

MINUTES

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1976, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 20, 1976, as amended through December 19, 1978, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 829-75)

279-77-BZ

APPLICANT—A. H. Salkowitz and Carl Heimberger for the Museum of Modern Art, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 district, the enlargement in area of an existing museum that encroaches on the required rear yard and the erection of a 50 story mixed building that encroaches on the required rear yard and has less than the required parking.

PREMISES AFFECTED—5 to 35 West 53rd Street, north side, 260 feet west of Fifth Avenue, 4 to 24 West 54th Street, Block 1269, Lots 17 and 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Carl Heimberger.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 29, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 29, 1977, as amended through January 9, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 437-77) and (N.B. 14-77)

562-63-A

APPLICANT—Arthur C. Kellman for Pen Plaza South Associates, owners.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for hearing.

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for re-hearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for hearing.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re-Appeal from a decision of the Fire Commissioner re-Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for hearing.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re-classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Helen Philbin, C.B. #11Q.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5B district, in an existing twelve story manufacturing structure the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Boxer.

For Opposition: Doris Diether, Jeffrey Ween, Jean Fogel and John Rossi.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

343-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: John DiMilia and Stanley Seeman.

For Opposition: Dennis DeLucia, Geraldine Major, Don H. Rodrigues, Margann DeLucia, Norma A. Hayes and Helen Philbin, C.B. #11Q.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

344-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

345-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

230-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Lazzaro, owner.

SUBJECT—Application May 3, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for the display and sales of new and used cars with accessory repairs.

PREMISES AFFECTED—1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Rosemarie Colombo, Estelle Gjotsky, Irwin Zucker, Maria Sireci and Madeline Crisa.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for hearing.

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlarge in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, south-east corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: Frank Vaccaro P.E., Margaret Gonzale and Leonard M. Simon.

For Opposition: Carl Berner.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for continued hearing.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street,

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Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: None.

For Opposition.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for deferred decision; owner to be notified, hearing closed.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Ronald U. Noll.

For Opposition: None.

ACTION OF BOARD—Decision deferred to February 13, 1980, at 10 A.M., hearing closed.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

ACTION OF BOARD—Decision deferred to February 13, 1980, at 10 A.M., hearing closed.

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in a M1-6 district in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Paul Gugliotta, Stephen Lepp, Martin Davis, Lincoln Adair and Thomas E. Tookey.

For Opposition: Mark S. Rosen, Ira Nerenberg and Anthony Panzarino.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

ACTION OF BOARD—Laid over to February 13, 1980 at 10 A.M. for continued hearing, additional information to be submitted.

735-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251 58th Street, north side, 290 feet west of 13th Avenue, Block 5697, Lot 57, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled

For Opposition: Carmine Capuano and Anna Capuano.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for decision; hearing closed.

736-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251A 58th Street, north side, 260 feet west of 13th Avenue, Block 5697, Lot 56, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled

For Opposition: Carmine Capuano and Anna Capuano.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for decision; hearing closed.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Valerie West.

For Opposition: None.

ACTION OF BOARD—Decision deferred to March 4, 1980, at 10 A.M., hearing closed.

866-79-BZ

APPLICANT—Theodore R. Earne for Delmar Realty Incorporation, owner, Sam Lohl, Lessee.

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SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the maintenance of an existing store as a trade school for the grooming of dogs.

PREMISES AFFECTED—265-17 Union Turnpike, northeast corner of 265th Streets, Block 8541, Lot 62, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Theodore R. Earne and Sam Kohl.

For Opposition: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for decision, hearing closed.

922-79-BZ

APPLICANT—Sol Niego for Marjorie and Melvin Warrengrand, owner.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, under Section 73-42 of the Zoning Resolution to permit in a C2-3 district, the erection of an enlargement on the first floor of an existing three story that increases the degree of non-compliance in floor area ratio and the expansion of the existing variety store occupancy into the second floor that will exceed the floor area limitation.

PREMISES AFFECTED—4802/4820 New Utrecht Avenue, southwest corner of 48th Street, Block 5633, Lots 23, 28, 30, 31, 32 and 33, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Sol Niego and Melvin Warrenbrand.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for decision; hearing closed.

947-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—464 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot 71, Eltingville, Borough of Staten Island. Community Board #3SI.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cinotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

948-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—466 Drumgoole Road West, west side, 145.83 feet north of Dorval Avenue, Block 5651, Lot 72, Eltingville, Borough of Staten Island. Community Board #3SI.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

949-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—470 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot 74, Eltingville, Borough of Staten Island. Community Board #3SI.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

950-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—472 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot 75, Eltingville, Borough of Staten Island. Community Board #3SI.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cinotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148 and 14149, Howard Beach, Borough of Queens. Community Board #10Q.

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APPEARANCES—

For Applicant: Leonard F. Rothkrug and Nicholas M. Arena.

For Opposition: Rev. Franco J. Evans, Rev. John C. Tosi, Mildred Mattera, Ralph Barbata, Rose Rosenberg, Lorraine Lynch and others.

For Administration: Robert Gachfeld, C.P.C.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980 at 10 A.M. for decision, hearing closed.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner, 156th Avenue, Blocks 14148, and 14149, Lot 1, Howard Beach, Queens.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for decision, hearing closed.

1074-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner, Rabbi Chaim J. Tauber, Contract Vendee.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1475 47th Street, north side, 57.6 feet west of 15th Avenue, Block 5624, Lot 47, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

1075-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1481 47th Street, northwest corner of 15th Avenue, Block 5624, Lot 46, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M. for decision; hearing closed.

311-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5002-5008 13th Avenue, southwest corner of 50th Street, Block 5648, Lot 41, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Robert Gochfeld, City Planning.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

312-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5010-5014 13th Avenue, west side, 55 feet south of 50th Street, Block 5648, Lot 43, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Robert Gochfeld, City Planning.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

313-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5016-5020 13th Avenue, west side, 48.4 feet north of 51st Street, Block 5648, Lot 45, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Robert Gochfeld, City Planning.

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ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

314-79-BZ

APPLICANT—Louis Lieberman for Israel Solomon, owner.

SUBJECT—Application March 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a two story retail store and office building.

PREMISES AFFECTED—5022-5036 13th Avenue, northwest corner of 51st Street, Block 5648, Lot 47, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.
For Administration: Robert Gochfeld, City Planning.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

360-79-BZ

APPLICANT—Dominick Salvati and Son, for Vincent Cervani, owner.

SUBJECT—Application April 10, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the maintenance of a one story enlargement to an existing mixed building that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—237-9th Street, east side 20.4 feet north of 4th Avenue, Block 1003, Lot 41, Borough of Brooklyn. Community Board #6BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.
For Opposition: None

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin; laid over to January 29, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 12, 1979, acting on Alt. Applic #1131/1978, reads:

"1. Proposed enlargement at rear of first story for eating and drinking place in a C2-3 in R6 district increases the degree of non-compliance in floor area ratio and is contrary to Section 33-121 and 52-41 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and

Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the maintenance of a one-story enlargement to an existing mixed building that increases the degree of non-compliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 10, 1979", 10 sheets, and "January 23, 1980", 1 sheet; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

692-79-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates, for Ironclad Artists, Incorporated, owner.

SUBJECT—Application June 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing six story building on a plot that exceeds the lot area limitation, the change in use from manufacturing into joint living/working quarters including the second floor.

PREMISES AFFECTED—134 Grant Street northeast corner of Crosby Street, Block 473, Lot 51, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Shael Shapiro.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—

Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; then to January 29, 1980;

WHEREAS, the decision of the Borough Superintendent, dated May 31, 1979, acting on Alt. Applic. #859/1978, reads:

"1. Proposed building which exceeds 5000 sq. ft. is contrary to Section 42-14 Z.R.

2. Joint Living-Work Quarters below 3rd story is contrary to Section 42-142 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #2M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and

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grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, on a plot that exceeds the lot area limitations, the change in use of an existing six-story building from manufacturing into joint living/working quarters including the second floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 9, 1980", 15 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that the first floor be occupied by a conforming commercial or manufacturing establishment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

733-79-BZ

APPLICANT—Maurice Intrator for Narrowbacks Incorporation, owner.

SUBJECT—Application June 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story building, the extension of the existing restaurant area on the first floor into a portion of the second floor.

PREMISES AFFECTED—345 Second Avenue, northwest corner of East 20th Street, Block 901, Lot 26, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Thomas P. Crinnion, P.E.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin; laid over to January 22, 1980; then to January 29, 1980;

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1979, acting on Alt. Applic. #563/1979, reads:

"3. Proposed change of use on 2nd floor for one apt. to eating and drinking establishment Use Group 6 in conjunction with eating and drinking place in C1-5 zoning district is not permitted as of right as per Section 32-42 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #6M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Reso-

lution, to permit in a C1-5 district, in an existing three-story building, the extension of the existing restaurant use on the first floor into a portion of the second floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 21, 1979", 7 sheets; *on further condition* that this variance be limited to a term of 5 years; that there shall be no musical entertainment either live or by mechanical device; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lots 49, 50 and 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1979; then to January 29, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1979, acting on Alt. Applic. #327/1979, reads:

"C1. Proposed change of use from manufacturing use group 17 to residential use group 2 in M1-6 zoning district is not permitted as of right as per sec. 42-10 ZR."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the conversion of an existing twelve-story building from manufacturing into a multiple dwelling above the first floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 1 sheet, "January 3, 1980", 17 sheets, and "January 23, 1980", 1 sheet; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system

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be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that the first floor be occupied by conforming commercial or manufacturing establishments; that an easement restricting the height of the buildings on Lots 49 and 52 to provide light and air to Lot 50 and an easement permitting egress from Lot 50 through Lot 52 be filed with the Department of Buildings; that 25 percent of the roof area be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.
SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to January 29, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1979, acting on Alt. Applic. #326/1979, reads:

"2. Proposed residence building located in M1-6 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations.)"

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the conversion of an existing three-story building from manufacturing use into apartments *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 12, 1979", 1 sheet, and "January 3, 1980", 14 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and on the commercial floors, including the cellar, connected to an alarm that can

be heard throughout the building; that a fire alarm station be installed on each floor; that an easement restricting the height of the buildings on Lots 49 and 52 and an easement permitting egress from Lot 50 through Lot 52 be filed with the Department of Buildings; that the first floor be occupied by a conforming commercial or manufacturing establishment; that 25 percent of the roof area be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1979; then to January 29, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1979, acting on Alt. Applic. #325/1979, reads:

"2. Proposed residence building located in M1-6 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations.)"

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the conversion of an existing twelve-story building from manufacturing lofts into a multiple dwelling above the first floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 12, 1979", 1 sheet, and "January 3, 1980", 14 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that the first floor be occupied

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by conforming commercial or manufacturing establishments; that an easement restricting the height of the buildings on Lots 49 and 52 to provide light and air to Lot 50 and an easement permitting egress from Lot 50 through Lot 52 be filed with the Department of Buildings; that 25 percent of the roof area be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1225-79-A

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application December 6, 1979—appeal from a decision of the Borough Superintendent re- egress (277 M.D.L.).

PREMISES AFFECTED—116-118 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1979, on Alt. Applic. #327/79, reads:

"C-14. Provide proper access to both means of egress from 12th floor for all apartments per Sec. 277 M.D.L."

and

WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated November 26, 1979, acting on Alt. Applic. #327/79, Objection No. C-14, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolutions adopted this date under Calendar Numbers 902-79-BZ, 1096-79-BZ and 1097-79-BZ; and that all other laws, rules and regulations shall be complied with.

1188-79-BZ

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from a hotel into a multiple dwelling.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Matthew D. Lippman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin; laid over to January 29, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1979, acting on Alt. Applic. #695/1979, reads:

"C1. Proposed change of use from transient hotel, use group 5, to class A apt. M.D., use group 2, in M1-6 zoning district is not permitted as of right as per sec. 42-10, 42-11 Z.R. No zoning guidelines for use, bulk, supplementary regulations and parking requirements."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application on condition that the second floor be occupied with apartments; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve-story building, the conversion of all floors above the first floor from a hotel into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 15, 1979", 6 sheets, and "January 22, 1980", 5 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and on the commercial floors, including the cellar, connected to an alarm that can be heard throughout the building; that a fire alarm station be installed on each floor; that 25 percent of the roof area be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1189-79-A

APPLICANT—Matthew D. Lippman for (see annexed rider for owners).

SUBJECT—Application November 16, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—482-490 Seventh Avenue and 201-203 West 36th Street, northwest corner, Block 786, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Matthew D. Lippman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1979, on Alt. Applic. #695/79, reads:

"3. Inner court and rear yard are contrary to Sec. 26.5 and 26.7 M.D.L. Note: The bldg. is increased in height and bulk."

and

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WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated November 1, 1979, acting on Alt. Applic. #695/1979, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 1188-79-BZ; and that all other laws, rules and regulations shall be complied with.

Adjourned: 4:25 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 29, 1980, 2 P.M.

Present: Chairman, Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

281-77-BCR

APPLICANT—Irwin Fruchtman, P. E., Commissioner, Department of Buildings, letter dated and received January 14, 1980.

SUBJECT—Modification of Reference Standard RS 13-1 (Standard for the Installation of Air Conditioning and Ventilating Systems) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(e) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. Minkin, B. D., Paul J. Jarvis and Win Froehlich.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF THE BOARD—Reference Standard RS 13-1 is modified and Calendar Number 281-77-BCR is reopened and amended in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the Board of Standards and Appeals has reviewed the letter of January 14, 1980 submitted by the Department of Buildings; and

WHEREAS, the Board has determined that Reference Standard RS 13-1 should be modified and that Calendar Number 281-77-BCR should be reopened and amended;

Resolved, that the Board of Standards and Appeals does hereby reopen and amend Calendar Number 281-77-BCR to modify Reference Standard 13-1 (Paragraph (a) of Subdivision 501 of Section 5) to read as follows:

Air Filters

(a) Air filters shall be of approved types that will not burn freely or emit large volumes of smoke or other objectionable products of combustion when attacked by flames. Filters qualifying as Class 1 shall be accepted as meeting these requirements. See Section 2, Definitions. An evaporative cooler containing a combustible filter and water evaporation medium, such as excelsior, or a Class 2 air filter shall not be used. Class 2 air filters in existing installations shall be replaced with Class 1 air filters [when replacement of filters are required for maintenance purposes, but] not later than September 1, 1980.

Matter in [brackets] is being deleted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

543-78-A

APPLICANT—Galbreath-Ruffin Corporation.

SUBJECT—Application July 14, 1978—review and appeal of Modification to Reference Standard 13-1 (Air Filters) granted under Calendar Number 281-77-BCR.

PREMISES AFFECTED—150 E. 42nd St., block bounded by Lexington Ave., 3rd Ave., E. 42nd St. and E. 41st St., Block 1296, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: Win Froehlich and Paul J. Jarvis.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

567-79-A

APPLICANT—Thomas J. Argiro for DAP, Incorporated, owner.

SUBJECT—Application May 14, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "DAP Pacer Panel and Dry Wall Adhesive" 11 oz. container with airtight replaceable caps and taps, container not in compliance with the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 1, 1979, on Folder #122-2923 A (1M), reads:

"We regret to inform you that your application to register your product 'DAP Pacer Panel and Dry Wall Adhesive' a Flammable Mixture with a flash point below 75°F (T.O.C.) in containers as follows: 11 fl. oz. cartridge (Type of airtight replaceable cap or top)—N/A is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated May 1, 1979, acting on Folder Number 122-2923A (IM), be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 14, 1979", 2 sheets, that the modification shall apply to "DAP Pacer Panel and Dry Wall

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Adhesive" in 11 Ounce Cartridge Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 567-79-A", and that in all other respects all laws, rules and regulations applicable shall be complied with.

578-79-A

APPLICANT—Nicholas J. Salvadeo for Biggica Excavating Company Incorporated, owner.

SUBJECT—Application May 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—150 Woodcliff Avenue, southwest corner of Kinsey Place, Block 1290, Lot 50, Mariners Harbor, Borough of Staten Island.

APPEARANCES—

For Application: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 9, 1979 and November 15, 1979, on N.B. Applic. #489/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

(a) Proposed construction does not have at least eight percent of the total perimeter of building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water where no public storm sewers into which discharge is feasible and located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 9, 1979 and November 15, 1979 acting on N.B. Applic. #489/79, Objection Nos. 1a and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the

street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1a is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received May 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

784-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—151 Aspinwall Street, east side, 94 feet north of Hylan Boulevard, Block 7926, Lot 62, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1143/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 2, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2 (c) RS-16 of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, date July 2, 1979, acting on N.B. Applic. #1143/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received

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July 12, 1979, 2 sheets and that all laws, rules and regulations shall be complied with.

785-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—147 Aspinwall Street, east side, 154 feet north of Hylan Boulevard, Block 7926, Lot 67, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1144/79, reads:

1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 2, Sec. 36 of the General City Law;

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Sec. P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1144/79, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

786-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—176 Carteret Street, west side, 75 feet north of Hylan Boulevard, Block 7926, Lot 49, Tottenville, Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1146/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1146/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells maybe used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

787-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—168 Carteret Street, west side, 150 feet north of Hylan Boulevard, Block 7926, Lot 47, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1147/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of the storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1147/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells maybe used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

788-79-A

APPLICANT—Peter F. Oddo, Jr. for Mary Joyce, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—162 Carteret Street, west side, 225 feet north of Hylan Boulevard, Block 7926, Lot 41, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1148/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of

the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. 1148/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

789-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—160 Connecticut Street, northwest corner of Hylan Boulevard, Block 7939, Lot 50, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1134/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off site per Reference Standard RS-16 Section P110.2 (c) (2) of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1134/79, Objection No. 1, be and it hereby is *modified* and that the appeal

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be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

790-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—152 Connecticut Street, west side, 100 feet north of Hylan Boulevard, Block 7939, Lot 46, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1135/79, reads:

"1. The street given access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C25-40.1 (Building Code).

2. The proposed use of drywell for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1135/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry

wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

791-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—146 Connecticut Street, west side, 164 feet north of Hylan Boulevard, Block 7939, Lot 43, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1136/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C25-6-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1136/79, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur

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as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

792-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Connecticut Street, west side, 228 feet north of Hylan Boulevard, Block 7939, Lot 39, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1137/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1137/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is

granted under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

793-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.
SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—33 Massachusetts Street, east side, 295 feet north of Hylan Boulevard, Block 7929, Lot 72, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1138/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1138/79, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Numbers 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

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794-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Massachusetts Street, east side, 230 feet north of Hylan Boulevard, Block 7939, Lot 68, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1139/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on Applic. #1139/79, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Numbers 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

795-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Massachusetts Street, east side, 165 feet north of Hylan Boulevard, Block 7939, Lot 65, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1140/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1140/79, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

796-79-A

APPLICANT—Peter F. Oddo, Jr. for Judy Rifka, owner.

SUBJECT—Application July 12, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—15 Massachusetts Street, east side, 100 feet north of Hylan Boulevard, Block 7939, Lot 62, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on N.B. Applic. #1141/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 2, 1979, acting on N.B. Applic. #1141/79, Objection Nos. 1 a and b and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 12, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

870-79-A

APPLICANT—Edward Lauria for Cyrenius F. Simonson, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—4256 Arthur Kill Road, northwest corner of Block 7314, Lot 1, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 26, 1979, on Alt. Applic. #236/73, reads:

"1. Street giving access to the existing building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 26, 1979, acting on Alt. Applic. #236/73, Objections No. 1 A and B, be and is hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "December 3, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

876-79-A

APPLICANT—Alphonse J. Calvanico for Fred Susser, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—31 Herrick Avenue, north side, 180 feet east of Gaynor Street, Block 7347, Lot 48, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #441/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of

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the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 12, 1979, acting on N.B. Applic. #441/79, Objections No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 31, 1979", 3 sheets; and that all laws, rules and regulations shall be complied with.

1052-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—37 Valdemar Avenue, north side, 162.05 feet east of Queensdale Street, Block 6857, Lot 31, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 1, 1979, on N.B. Applic. #1537/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which, developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1979, acting on N.B. Applic. #1537/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 15, 1979", 3 sheets and "January 25, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

1053-79-A

APPLICANT—Frank A. Vaccaro for Donald Brandefine, owner.

SUBJECT—Application September 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—51 Valdemar Avenue, northeast corner of Queensdale Street, Block 6857, Lot 1, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1979, on N.B. Applic. #1538/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which, developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property.

Therefore at least 50% of storm water falls on the subject property must be conveyed for disposal off-site per Reference Standards RS-16 Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1979, acting on N.B. Applic. #1538/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of

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the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 14, 1979", 3 sheets and January 25, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.
SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.
PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.
APPEARANCES—
For Applicant: Sheldon Lobel and Frank P. Farinella.
For Opposition: Joseph Berkeley.
ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.
SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.
PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.
ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.
SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.
PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.
ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.
SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.
PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.
ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.
SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.
PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.
ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.
SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.
PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.
ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

766-79-A

APPLICANT—Joseph B. Raia for Emanuel Bolitere, owner.
SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—295 Shirley Avenue, north side, 125.13 feet west of Harold Avenue, Block 6367, Lot 42, Princes Bay, Borough of Staten Island.
APPEARANCES—
For Applicant: Joseph B. Raia.
THE VOTE TO CLOSE HEARINGS—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

822-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Evelyn Green et al. Executors, owner.
SUBJECT—Application July 23, 1979—for modification of certificate of occupancy #13059 re- sprinkler system.
PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.
APPEARANCES—
For Applicant: Lt. R. J. Ellis.
For Opposition: Marietta Shalom.
ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for deferred decision at the request of the tenant; additional information; hearing closed.

881-79-A

APPLICANT—Alphonse J. Calvanico for Borgart Homes, owner.
SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—622 Sycamore Street, south side 554.38 feet east of Barclay Avenue, Block 6382, Lot 34, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

897-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction Corporation, owner, Seaboard World Airlines, Incorporated, lessee.

SUBJECT—Application July 31, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed enlargement of building in the bed of a mapped street.

PREMISES AFFECTED—145-15 to 145-69 156th Street, northeast corner of 146th Avenue and 145-30 157th Street, Block 10511, Lots 6, 40, 45, 50, 52, 53 and 54, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1025-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—14-30 131st Street, west side, 92.71 feet north of 15th Avenue, Block 4098, Lot 45, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1026-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—14-32 131st Street, west side, 71.25 feet north of 15th Avenue, Block 4098, Lot 46, Whitestone, Borough of Queens.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1027-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—14-34 131st Street, west side, 53.25 feet north of 15th Avenue, Block 4098, Lot 47, Whitestone, Borough of Queens.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1028-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—14-36 131st Street, west side, 31.79 feet north of 15th Avenue, Block 4098, Lot 48, Whitestone, Borough of Queens.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1029-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-38 131st Street, northwest corner of 15th Avenue, Block 4098, Lot 49, Whitestone, Borough of Queens.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

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APPEARANCES—

For Applicant: Lt. R. J. Ellis, F.D.

For Owner: Harry Shapiro, Paul Mok and Philip L. Wiener.

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1173-79-A

APPLICANT—M. Milton Glass for 333 7th Avenue Realty Company, owner.

SUBJECT—Application November 8, 1979—appeal from an administrative decision, re: Sprinkler System.

PREMISES AFFECTED—319-335 Seventh Avenue, 155 West 28th Street, 154 West 29th Street, northeast, Block 804, Lots 1-8 and 72-76, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissione Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

Adjoined: 5:45 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted July 24, 1979 and printed in Bulletin No. 30, Volume LXIV under Calendar Number 171-79-BZ is hereby corrected to read as follows:

171-79-BZ

171-79-BZ

APPLICANT—Dominick Salvati and Son for Milton Butnick, owner.

SUBJECT—Application February 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of a seven story motor hotel that exceeds the permitted floor area ratio, penetrates the sky exposure plane, encroaches on the required rear yard and without the required accessory loading berth.

PREMISES AFFECTED—78-11 51st Avenue, north side, 42.24 feet east of Hillyer Street, Block 2453, Lot 3, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Anthony Salvati and Harriet Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1979, after due notice by publication in the Bulletin; laid over to June 12, 1979; then to July 3, 1979; then to July 17, 1979; then to July 24, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1979, acting on N.B. Applic. #10/1979, reads:

"1. Floor area for proposed building exceeds the maximum permitted F.A.R. of 1.00 in a C2-2/R-4 District; contrary to Section 33-121 Zoning Resolution.

2. Required rear yard for proposed building lot provided, contrary to Section 33-26 Zoning Resolution.

3. Front wall facing Hillyer Street and 51st Ave. penetrate the sky-exposure plane—contrary to Section 33-431 Zoning Resolution.

4. Required off-street loading berth not provided, contrary to Sect. 36-62 Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A. and whereas, Community Board #4Q. has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of a seven story motor hotel that exceeds the permitted floor area ratio, penetrates the sky exposure plane, encroaches on the required accessory rear and without the required accessory loading berth *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "February 22, 1979",

11 sheets and *on further condition* that this new structure shall be maintained as one zoning lot with a separate tax lot from the existing hotel; that there shall be no additional signs provided; that refuse bins be installed within the new facility; that parking be restricted to patron parking only; that trees be planted along the 51st Avenue and Hillyer Street frontage; that all laws, rules and regulations be complied with, and that substantial construction be completed within one year from the date of this resolution.

*The resolution is corrected to delete the words, "a deed restriction be filed to indicate that, in the same ownership and control as" and the words to be added are, "as one zoning lot with a separate tax lot from".

CORRECTION*

The resolution adopted January 8, 1980 and printed in Bulletin No. 1 thru 3, Volume LXV under Calendar Number 616-79-BZ is hereby corrected to read as follows:

616-79-BZ

APPLICANT—William R. Sachs for Noneva Realty Corporation, owner.

SUBJECT—Application May 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (CL) district, the conversion of a four story structure into a multiple dwelling that does not have the required special district certification and layout.

PREMISES AFFECTED—363 West 46th Street, northeast corner of Ninth Avenue, Block 1037, Lot 6, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Theodore Sherman and Philip Tovac.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf... .. 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 20, 1979, after due notice by publication in the Bulletin; laid over to December 4, 1979; then to December 18, 1979; then to January 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated May 21, 1979, acting on Alt. Applic. #4761/1977, reads:

"C5. Certification has not been granted by Administrator of Housing Preservation and Development Z.R. 96-109.

C6. Room layout is contrary to Section 96-105 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the site and building are extremely narrow; and

WHEREAS, the layout required by the special district regulations would restrict the building viability; and

WHEREAS, the conforming layout would create a practical difficulty and economic hardship because of the room size; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under

CORRECTIONS

Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-5 CL district, the conversion of a four-story structure into a multiple dwelling that does not have the required special district layout *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 22, 1979", 7 sheets; and *on further condition* that a smoke detector be installed in each apartment; that a rate-of-rise device be installed in the cellar and basement, connected to an alarm that can be heard throughout the building; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

*The resolution has been corrected to read, Recommendation of Community Board, "Opposed to the application, "rather than, "No recommendation received."

CORRECTION*

The resolution adopted December 11, 1979 printed in Bulletin No. 50, Volume LXIV under Calendar Number 572-79-A is hereby corrected to read as follows:

572-79-A

APPLICANT—McGee and Morsellino for Bessie Reichman, owner. Save Way Astoria Incorporated, Long-term lessee.

SUBJECT—Application May 16, 1979—appeal from a decision of the Fire Commissioner re- proposed conversion to Self Service gasoline station is Contrary to Sec. 19-73-0-b2 of the Administrative Code.

PREMISES AFFECTED—38-02 21st street, southwest corner of 38th Avenue, Block 471, Lot 734, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated April 25, 1979, on F.D. Account #E407903, reads:

"Please be advised that self-service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and therefore your request for the aforementioned conversion is denied."

and

WHEREAS, a letter of the Fire Commissioner states, "Please be advised that self-service gasoline stations are prohibited by Chapter 19-73.0-b2 of the Administrative Code and there-

fore your request for the aforementioned conversion is denied"; and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Fire Commissioner dated April 26, 1979 be and it hereby is *modified* and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It Is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing area shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that there be no servicing or repair of motor vehicles on the premises; *on further condition* that the building, equipment, devices and controls shall substantially conform to drawings, marked received December 7, 1979—4 sheets and that all laws, rules and regulations shall be complied with.

*The resolution has been corrected to show a change in premises, from 38-01 to 38-02 21st Street.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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AVRIL H. LATHAM, *Chief Clerk*

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to February 5, 1980

Cal. No. Dept. Premises Affected

70-80-A—B.S.I.—411 Klondike Avenue, north side, 107.90 feet west of Lewiston Street, Block 2389, Lot 6, New Springville, Borough of Staten Island. N.B. #1419/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

71-80-A—B.S.I.—405 Klondike Avenue, north side, 83.90 feet west of Lewiston Street, Block 2389, Lot 5, New Springville, Borough of Staten Island. N.B. #1420/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

72-80-A—B.S.I.—3 Honey Lane, northwest corner of Joline Avenue, Block 7850, Lot 35, Tottenville, Borough of Staten Island. N.B. #2080/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

73-80-A—B.S.I.—9 Honey Lane, north side, 54.03 feet west of Joline Avenue, Block 7850, Lot 37, Tottenville, Borough of Staten Island. N.B. #2081/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

74-80-A—B.S.I.—15 Honey Lane, north side, 114.01 feet west of Joline Avenue, Block 7850, Lot 39, Tottenville, Borough of Staten Island. N.B. #2082/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

75-80-A—B.S.I.—21 Honey Lane, north side, 174.03 feet west of Joline Avenue, Block 7850, Lot 41, Tottenville, Borough of Staten Island. N.B. #2083/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

76-80-A—B.S.I.—27 Honey Lane, north side, 214.03 feet west of Joline Avenue, Block 7850, Lot 43, Tottenville, Borough of Staten Island. N.B. #2084/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

77-80-A—B.S.I.—33 Honey Lane, north side, 274.03 feet west of Joline Avenue, Block 7850, Lot 45, Tottenville, Borough of Staten Island. N.B. #2085/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

78-80-A—B.S.I.—39 Honey Lane, north side, 314.03 feet west of Joline Avenue, Block 7850, Lot 47, Tottenville, Borough of Staten Island. N.B. #2086/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

79-80-A—B.S.I.—45 Honey Lane, north side, 344.44 feet west of Joline Avenue, Block 7850, Lot 49, Tottenville, Borough of Staten Island. N.B. #2087/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

80-80-A—B.S.I.—51 Honey Lane, west side, 26.30 feet south of Honey Lane, Block 7850, Lot 51, Tottenville, Borough of Staten Island. N.B. #2088/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

81-80-A—B.S.I.—57 Honey Lane, west side, 46.67 feet south of Honey Lane, Block 7850, Lot 53, Tottenville, Borough of Staten Island. N.B. #2089/79. re- proposed

building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

82-80-A—B.S.I.—63 Honey Lane, west side, 86.67 feet south of Honey Lane, Block 7850, Lot 55, Tottenville, Borough of Staten Island. N.B. #2090/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

83-80-A—B.S.I.—69 Honey Lane, west side, 145.67 feet south of Honey Lane, Block 7850, Lot 57, Tottenville, Borough of Staten Island. N.B. #2091/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

84-80-A—B.S.I.—75 Honey Lane, west side, 204.67 feet south of Honey Lane, Block 7850, Lot 59, Tottenville, Borough of Staten Island. N.B. #2092/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

85-80-A—B.S.I.—81 Honey Lane, west side, 244.67 feet south of Honey Lane, Block 7850, Lot 61, Tottenville, Borough of Staten Island. N.B. #2093/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

86-80-A—B.S.I.—87 Honey Lane, west side, 294.67 feet south of Honey Lane, Block 7850, Lot 63, Tottenville, Borough of Staten Island. N.B. #2094/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

87-80-A—B.S.I.—93 Honey Lane, west side, 338.67 feet south of Honey Lane, Block 7850, Lot 65, Tottenville, Borough of Staten Island. N.B. #2095/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

88-80-A—B.S.I.—99 Honey Lane, west side, 378.67 feet south of Honey Lane, Block 7850, Lot 67, Tottenville, Borough of Staten Island. N.B. #2096/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

89-80-A—B.S.I.—100 Honey Lane, north side, 304.36 feet west of Joline Avenue, Block 7850, Lot 124, Tottenville, Borough of Staten Island. N.B. #2097/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

90-80-A—B.S.I.—106 Honey Lane, north side, 268.33 feet west of Joline Avenue, Block 7850, Lot 126, Tottenville, Borough of Staten Island. N.B. #2098/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

91-80-A—B.S.I.—112 Honey Lane, north side, 232.30 feet west of Joline Avenue, Block 7850, Lot 128, Tottenville, Borough of Staten Island. N.B. #2099/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

92-80-A—B.S.I.—118 Honey Lane, north side, 196.27 feet west of Joline Avenue, Block 7850, Lot 130, Tottenville, Borough of Staten Island. N.B. #2100/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

93-80-A—B.S.I.—124 Honey Lane, north side, 160.24 feet west of Joline Avenue, Block 7850, Lot 132, Tottenville, Borough of Staten Island. N.B. #2101/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

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94-80-A—B.S.I.—16 Blossom Lane, south side, 160.44 feet west of Joline Avenue, Block 7850, Lot 110, Tottenville, Borough of Staten Island. N.B. #2102/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

95-80-A—B.S.I.—22 Blossom Lane, south side, 196.47 feet west of Joline Avenue, Block 7850, Lot 112, Tottenville, Borough of Staten Island. N.B. #2103/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

96-80-A—B.S.I.—26 Blossom Lane, south side, 232.50 feet west of Joline Avenue, Block 7850, Lot 114, Tottenville, Borough of Staten Island. N.B. #2104/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

97-80-A—B.S.I.—32 Blossom Lane, south side, 268.53 feet west of Joline Avenue, Block 7850, Lot 116, Tottenville, Borough of Staten Island. N.B. #2105/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

98-80-A—B.S.I.—38 Blossom Lane, south side, 304.56 feet west of Joline Avenue, Block 7850, Lot 118, Tottenville, Borough of Staten Island. N.B. #2106/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

99-80-A—B.S.I.—33 Blossom Lane, north side, 292.03 feet west of Joline Avenue, Block 7850, Lot 85, Tottenville, Borough of Staten Island. N.B. #2107/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

100-80-A—B.S.I.—27 Blossom Lane, north side, 233.03 feet west of Joline Avenue, Block 7850, Lot 87, Tottenville, Borough of Staten Island. N.B. #2108/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

101-80-A—B.S.I.—21 Blossom Lane, north side, 174.03 feet west of Joline Avenue, Block 7850, Lot 89, Tottenville, Borough of Staten Island. N.B. #2109/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

102-80-A—B.S.I.—15 Blossom Lane, north side, 115.03 feet west of Joline Avenue, Block 7850, Lot 91, Tottenville, Borough of Staten Island. N.B. #2110/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

103-80-A—B.S.I.—9 Blossom Lane, north side, 56.03 feet west of Joline Avenue, Block 7850, Lot 93, Tottenville, Borough of Staten Island. N.B. #2111/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

104-80-A—B.S.I.—3 Blossom Lane, northwest corner of Joline Avenue, Block 7850, Lot 95, Tottenville, Borough of Staten Island. N.B. #2112/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

105-80-A—B.S.I.—2 Honey Lane, southwest corner of Joline Avenue, Block 7850, Lot 70, Tottenville, Borough of Staten Island. N.B. #2113/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

106-80-A—B.S.I.—8 Honey Lane, south side, 52.00 feet west of Joline Avenue, Block 7850, Lot 72, Tottenville, Borough of Staten Island. N.B. #2114/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

107-80-A—B.S.I.—14 Honey Lane, south side, 111.00 feet west of Joline Avenue, Block 7850, Lot 74, Tottenville, Borough of Staten Island. N.B. #2115/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

108-80-A—B.S.I.—20 Honey Lane, south side, 170.00 feet west of Joline Avenue, Block 7850, Lot 76, Tottenville, Borough of Staten Island. N.B. #2116/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

109-80-A—B.S.I.—26 Honey Lane, south side, 229.00 feet west of Joline Avenue, Block 7850, Lot 78, Tottenville, Borough of Staten Island. N.B. #2117/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

110-80-A—B.S.I.—32 Honey Lane, south side, 288.00 feet west of Joline Avenue, Block 7850, Lot 80, Tottenville, Borough of Staten Island. N.B. #2118/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

111-80-A—B.S.I.—4 Blossom Lane, southwest corner of Joline Avenue, Block 7850, Lot 100, Tottenville, Borough of Staten Island. N.B. #2119/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law.

112-80-A—F.D.—re- packaging of flammable mixture known as "Du Pont Gas Guard (R) Gas Dryer and Anti-freeze" in 12 fluid ounce/oblong, long-necked, high density polyethylene bottle with child resistant cap, containers are not in compliance with the Administrative Code.

113-80-A—F.D.—re- packaging of flammable mixture known as "Du Pont Gas Guard (R) Gas Dryer and Anti-freeze" in 12 fluid ounce, special Monsanto round, long-necked high density polyethylene bottle with child resistant cap, containers are not in compliance with the Administrative Code.

114-80-A—F.D.—re- packaging of flammable mixture known as "Du Pont Gas Guard (R) Gas Dryer and Anti-freeze" in 12 fluid ounce sunbeam round, long-necked high density polyethylene bottle with child resistant cap, containers not in compliance with the Administrative Code.

115-80-A—F.D.—In reference to your letter of January 14, 1980 concerning the Therminol Heat Transfer System use for heating #2 oil. re- 1400 Ferris Place, northeast corner of Butler Place, Block 3838, Lot 260, Borough of The Bronx.

116-80-BZ—B.M.—113-9 West 40th Street, north side, 200 feet west of Avenue of the Americas, Block 993, Lot 22, Borough of Manhattan. Community Board #5M. Alt. #1285/79. re- proposed change of use of eating or drinking place, U.G. 6, to an eating or drinking place, U.G. 12, without restrictions. Contrary to Sec. 32-21ZR.

117-80-A—B.M.—797-813 Third Avenue, 201-209 East 49th Street, 200-212 East 50th Street, Block 1323, Lots 1, 44, 47 and 145, Borough of Manhattan. N.B. #29/79. re- proposed unenclosed stair in exit passageway as required means of egress from cellar, and unenclosed

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escalators between cellar, floor openings between cellar, shaft should be enclosed with 2 hr. rated enclosure, unlimited glass is not permitted, elevator not enclosed with 2 hr. rated partition. Contrary to Sec. C26-604.8(1), C26-201.0, C26-504.6(a), C26-604.3, C26-1800.6(c), C26-504.6(a), Table 3-4, C26-201.0 B.C. and Rule 100.1b ANSI A 17.1 of Safety Code for Elevators.

118-80-A—B.Q.—58-98 56th Street, west side, 421 feet south of Grand Avenue, Block 2630, Lot 230, Maspeth, Borough of Queens. Alt. #331/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

119-80-A—F.D.—re-packaging of flammable mixture known as "Du Pont Gas Booster Gasoline Additive" in a 12 fluid ounce oval long-necked polypropylene plastic bottle with child-resistant cap. Containers are not in compliance with the Administrative Code.

120-80-A—B.S.I.—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. N.B. #1776/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

121-80-BZ—B.Q.—42-14 156th Street, west side, 105.05 feet south of Sanford Avenue, Block 5385, Lot 35, Flushing, Borough of Queens. Community Board #7Q. Alt. #961/79. re-proposed enlargement increases the degree of non-compliance as to floor area ratio, open space ratio and lot area per room for building located in R3-2 dist., side yard not provided for new enlargement. Contrary to Sec. 23-141ZR, 23-222ZR and 23-461ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

MARCH 4, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, March 4, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

120-80-A

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application February 5, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island.

538-78-A

APPLICANT—Ralph J. Schwartz, Jr. for Corner Locations Incorporated, owner; 711 RX Corporation, lessee.

SUBJECT—Application for consideration—to dismiss the application of July 12, 1980—Review and Interpretation of Zoning Matter re-proposed use of viewing machines.

PREMISES AFFECTED—711-715 7th Avenue, southeast corner of 48th Street, Block 1000, Lot 64, Borough of Manhattan.

537-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Rialto Management Company, owner; Coast Holding Corporation, lessee.

SUBJECT—Application for consideration—to dismiss the application of July 12, 1978—Review and Interpretation of Zoning Matter re-proposed use of viewing machines.

PREMISES AFFECTED—119 Nassau Street, west side, 101 feet, 9 inches south of Beekman Street, Block 90, Lot 15, Borough of Manhattan.

541-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 300 West 49th Street, Incorporated, owner; Boutique of Peace, Love and Happiness, Incorporated, lessee.

SUBJECT—Application for consideration—to dismiss the application of July 12, 1978—Review and Interpretation of Zoning Matter re-proposed use of viewing machines.

PREMISES AFFECTED—801-803 Eighth Avenue, southwest corner of West 49th Street, Block 1039, Lot 32, Borough of Manhattan.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re-appeal from a decision of the Fire Commissioner re-Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MARCH 11, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 11, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

247-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Vic-Ain Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 7, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the extension of the use of the existing gasoline service station located on the local retail portion of the premises by using the vacant portion in the residence use district for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons Boulevard and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens. Community Board #8Q.

632-59-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Schwartz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 14, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence

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use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard.

PREMISES AFFECTED—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn. Community Board #18BK.

220-51-BZ—Vol. II

APPLICANT—Thomas Gibson for Vito Macina, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 7, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the proposed building and the change in occupancy from gasoline oil selling station (previously granted by the Board), and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room lubritorium, auto washing, motor vehicles repairs, storage and sale of accessories, and permitting the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge Road, west side, 100 feet north of Neil Avenue, Block 4306, Lot 13, Borough of The Bronx. Community Board #11BX.

343-54-BZ

APPLICANT—Paris Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 14, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th Street, north side, 100 feet east of Cortlandt Avenue, Block 2401, Lots 35 and 36, Borough of the Bronx. Community Board #1BX.

743-72-BZ

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 6, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—181-08 Horace Harding Expressway and 69-05 Utopia Parkway, southeast corner, Block 7070, Lot 2, Flushing, Borough of Queens.

221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 6, 1980—appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self service gasoline station, previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

426-54-BZ

APPLICANT—Walter T. Gorman for Howard L. Levine, owner.

SUBJECT—Application for consideration—reopening for extension of the term of variance which expired December 14, 1979 and for amendment—decision of the Borough Superintendent, previously granted on condition under Sections 73 and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden Boulevard, north side from 79th Street to Sapphire Street, 135-33 to 135-39 Sapphire Street and 135-32 to 135-40 79th Street, Block 11376, Lot 23, Ozone Park, Borough of Queens. Community Board #10Q.

ZONING CASES

896-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Gilteck Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the change in use of an existing two story building from a store and dwelling into a wholesale establishment with accessory offices.

PREMISES AFFECTED—2357 Coney Island Avenue, east side 351.2½ feet south of Avenue T, Block 7315, Lot 65, Borough of Brooklyn. Community Board #15BK.

909-79-BZ

APPLICANT—Lugwig P. Bono for John J. Cannon, owner.

SUBJECT—Application July 29, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R3-1 district, the maintenance of an enlargement to an existing two family dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and side yard encroachment.

PREMISES AFFECTED—307-West 259 Street north side 120 feet east of Fieldston Road, Block 5867 (3423) Borough of Bronx. Community Board #8BX.

920-79-BZ

APPLICANT—McGee and Morsellino for Bann Housing Corporation, owner A. H. Villepigue, lessee.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, Under Section 72-01 of the Zoning Resolution to permit in an R4 district, the enlargement in area and reconstruction of an existing illuminated advertising sign.

PREMISES AFFECTED—57-10 Laurel Hill Boulevard, southeast corner of 47th Street, Block 2305, Lot 22, Borough of Queens. Community Board #2Q.

939-79-BZ

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story and basement enlargement, to an multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and rear yard encroachment.

CALENDAR

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn, Community Board #2BK.

940-75-A

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—appeal from a decision of the Borough Superintendent, re- Proposed enlargement exceeds the maximum permitted increases in area of 25% for each floor and

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn.

1051-79-BZ

APPLICANT—Saltini/Ferrara Associates for A.S.A. Associates, owner.

SUBJECT—Application September 14, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing nine story building from commercial and manufacturing occupancy into a multiple dwelling above the first floor.

PREMISES AFFECTED—28 East 22nd Street, south side, 336 feet west of Park Avenue South, Block 850, Lot 58, Borough of Manhattan. Community Board #5M.

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporation, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.

ALAN D. GERSHUNY, *Executive Director*

MARCH 11, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, March 11, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:*

856-79-A

APPLICANT—Howard A. Marwin for Michael Levine, owner. Howard A. Marwin Company, lessee.

SUBJECT—Application July 26, 1979—appeal from a decision to the Borough Superintendent, re- Proposed use of Advertising Sign.

PREMISES AFFECTED—132-20 South Conduit Avenue, Block 11886, Lots 1 and 10 Borough of Queens.

913-79-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application August 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—521 Rathbun Avenue, north side, 100 feet east of Nippon Avenue, Block 6314, Lot 63, Huguenot, Borough of Staten Island.

929-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1510 Arden Avenue, southwest corner of Koch Boulevard, Block 5400, Lot 15, Annadale, Borough of Staten Island.

930-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1520 Arden Avenue, northwest corner of Jansen Street, Block 5400, Lot 20, Annadale, Borough of Staten Island.

931-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Koch Boulevard, south side, 101.09 feet west of Arden Avenue, Block 5400, Lot 10, Annadale, Borough of Staten Island.

932-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Koch Boulevard, south side, 95.00 feet east of Harold Avenue, Block 5400, Lot 6, Annadale, Borough of Staten Island.

933-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Koch Boulevard, southeast corner of Harold Avenue, Block 5400, Lot 1, Annadale, Borough of Staten Island.

934-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

CALENDAR

PREMISES AFFECTED—15 Jansen Street, north side, 100.00 feet west of Arden Avenue, Block 5400, Lot 25, Annadale, Borough of Staten Island.

935-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Jansen Street, north side, 94.40 feet east of Harold Avenue, Block 5400, Lot 30, Annadale, Borough of Staten Island.

1258-79-A

APPLICANT—John Anastasi for Dr. Constantine Stefanides, owner.

SUBJECT—Application December 19, 1979—appeal from a decision of the Borough Superintendent re- proposed doctor's office in cellar is contrary to variance granted under Calendar #213-77-A.

PREMISES AFFECTED—1713/1715 East 17th Street, east side, 100 feet south of Quentin Road, Block 6800, Lot 86, Borough of Brooklyn.

18-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, Re- Self Service Station.

PREMISES AFFECTED—1371 Boston Road, southwest corner of Jefferson Place, Block 2934, Lot 40, Borough of Bronx.

19-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, Re- Self Service Station.

PREMISES AFFECTED—1201 Webster Avenue, southwest corner of East 168th Street, Block 2426, Lot 64, Borough of Bronx.

ALAN D. GERSHUNY, *Executive Director*

MARCH 18, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 18, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

522-54-BZ

APPLICANT—Allen B. Terjesen for Jowin, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the

change in occupancy from one family dwelling to funeral home and to permit the parking of twenty motor vehicles and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan Boulevard, northeast corner of Great Kills Road, Block 5131, Lot 1, Great Kills, Borough of Staten Island. Community Board #3S.I.

739-76-BZ

APPLICANT—McGee and Morsellino for Cord-Meyer Development Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-35 of the Zoning Resolution, permitting in a C4-1 district, within an existing shopping center, the conversion of a retail store into an amusement arcade.

PREMISES AFFECTED—212-65 26th Street, northwest corner of Bell Boulevard, Block 5900, Lot 2, Bayside, Borough of Queens. Community Board #7Q.

542-78-BZ

APPLICANT—Robert D. Sherard for Corona Congregational Church, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent, permitting in an R5 district, the construction of an off-site accessory parking facility for a community center that exceeds the distance from the principal site.

PREMISES AFFECTED—34-12 102nd Street, west side, 100 feet south of 34th Avenue, Block 1735, Lot 12, Corona, Borough of Queens.

869-78-BZ

APPLICANT—Samuel H. Lindenbaum for New York University Institute of Fine Arts, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the reconstruction of a six story community facility structure that increases the degree of non-compliance in lot coverage and rear yard encroachment.

PREMISES AFFECTED—14 East 78th Street, south side, 220.11 feet east of Fifth Avenue, Block 1392, Lot 163, Borough of Manhattan.

776-79-A

APPLICANT—Samuel J. Kisseloff for F.O.S. Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

339-79-BZ

APPLICANT—John M. Burnes, III for Madison Park Loft Corporation, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing twelve story building from lofts into a multiple dwelling.

PREMISES AFFECTED—22-24 West 26th Street, south side, 259 feet west of Broadway, Block 827, Lot 60, Borough of Manhattan. Community Board #5M.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification or revocation of the resolution of November 29, 1977—decision of the Borough Superintendent previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

ZONING CASES

309-79-BZ

APPLICANT—Solomon Sheer for Derf Development Corporation, owner.

SUBJECT—Application March 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter, to permit in a C2-5 within an R8 district, on a plot previously before the Board, the erection of a twelve story and penthouse multiple dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room and penetrates the sky exposure plane

PREMISES AFFECTED—523-527 East 80th Street, north side, 148 feet east of East End Avenue, Block 1577, Lot 15, Borough of Manhattan. Community Board #8M.

872-79-BZ

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter to permit in an R6 district, the conversion of a three story building presently under construction from a two family dwelling with doctors offices into a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—1315 Avenue O, north side, 60 feet west of East 14th Street, Block 6751, Lot 52, Borough of Brooklyn. Community Board #14BK.

873-79-A

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1314 Avenue O, north side, 60 feet west of East 14th Street, Block 6751, Lot 52, Borough of Brooklyn.

874-79-BZ

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in an R6 district, the conversion of a three story building presently under construction from a two family dwelling with doctors offices into a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—1319 Avenue O, north side, 40 feet west of East 14th Street, Block 6751, Lot 51, Borough of Brooklyn. Community Board #14BK.

875-79-A

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1319 Avenue O, north side, 40 feet west of East 14th Street, Block 6751, Lot 51, Borough of Brooklyn.

1166-79-BZ

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with less than the required lot area and lot width, the erection of a three story, two family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches into the required side yards, penetrates the sky exposure plane and with accessory parking within the front yard.

PREMISES AFFECTED—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Borough of Queens. Community Board #13Q.

1167-79-A

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Floral Park, Borough of Queens.

1168-79-BZ

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with less than the required lot area and lot width, the erection of a three story, two family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches into the required side yards, penetrates the sky exposure plane and with accessory parking within the front yard.

PREMISES AFFECTED—84-11 263rd Street, east side, 122.50 feet south of Hillside Avenue, Block 8793, Lot 15, Borough of Queens. Community Board #13Q.

CALENDAR

1169-79-A

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84-11 263rd Street, east side, 122.50 feet south of Hillside Avenue, Block 8793, Lot 15, Floral Park, Borough of Queens.

1222-79-BZ

APPLICANT—Sheldon Lobel for Rego Crescent Corporation and Stanley Becker, owner, Daniel Rubin, Contract Vendee.

SUBJECT—Application December 6, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story and mezzanine warehouse and office building.

PREMISES AFFECTED—153-66 Rockaway Boulevard, northwest corner of 136th Avenue, Block 12136, Lots 32, 35, 37, 40, 42, 44 and 45, Jamaica, Borough of Queens. Community Board #12Q.

48-80-BZ

APPLICANT—Joseph Marini for Edith B. Kutz, owner.

SUBJECT—Application January 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the alteration and enlargement at an existing theatre and the change in occupancy into a roller skating rink that creates non-compliance in floor area ratio and the loading requirements.

PREMISES AFFECTED—4214-A White Plains Road, east side, 57 feet south of East 234th Street, Block 4997, Lot 61, Borough of The Bronx. Community Board #12BX.

ALAN D. GERSHUNY, *Executive Director*

MARCH 18, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, March 18, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

991-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-139 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

993-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-750 Tile Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulation of the Administrative Code of the City of New York.

995-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-235 Multipurpose Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic, containers not in compliance with the regulations of the Administrative Code of the City of New York.

992-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-139 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

994-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-750 Tile Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulation of the Administrative Code of the City of New York.

996-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-235 Multipurpose Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic, containers not in compliance with the regulations of the Administrative Code of the City of New York.

1218-79-A

APPLICANT—Sheldon Lobel for Gramercy 222 Residents Corporation, owner.

SUBJECT—Application December 3, 1979—appeal from a decision of the Borough Superintendent re- Review of interpretation of zoning matter under Section 77-11.

PREMISES AFFECTED—222 Park Avenue South, northwest corner of East 18th Street, Block 847, Lot 38, Borough of Manhattan.

1268-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Double H Enterprises, Incorporated, owner of premises.

SUBJECT—Application December 28, 1979—for Modification Certificates of Occupancy #2565-Q188925-Q188991 for re- Sprinkler System.

PREMISES AFFECTED—59-01 to 59-07 71st Avenue, north side, 10 feet east of Myrtle Avenue, Block 3508, Lots 46, 47, 48 and 40. Borough of Queens.

35-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. Owner of Premises: Ace Realty Corporation.

CALENDAR

SUBJECT—Application January 14, 1980—for Modification of Certificate of Occupancy #37117—re- Sprinkler System.
PREMISES AFFECTED—90-16 to 90-26 37th Avenue, south side, 10 feet west of 91st Street, Block 1478, Lot 6, Jackson Heights, Borough of Queens.

20-80-A

APPLICANT—McGee and Morsellino for Broad Hill, Incorporated, owner, Merit Oil of New York, Incorporated, lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1596 White Plains Road, southeast corner of Tremont Avenue, Block 3952, Lot 8, Borough of Bronx.

21-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re-Self Service Station.

PREMISES AFFECTED—148-25/27 Liberty Avenue, northwest corner of 150th Street, Block 10033, Lot 20, Borough of Queens.

22-80-A

APPLICANT—McGee and Morsellino for Aaron L. Gitenstein, owner. Merit Oil of New York, Incorporated, lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1652/1676 Bushwick Avenue, south side, 200.17 feet east of Conway Street, Block 3476, Lot 60, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 5, 1980 10 A.M.

Present: Chairman Fossella, Commissioner Carroll
Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 22, 1980 were approved as printed in the Bulletin of January 31, 1980, Volume 65 Number 5.

417-69-BZ

APPLICANT—Ira M. Sherman for Gertrude Constantine, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 9, 1979 and for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a one story enlargement to a contractor's establishment that encroaches on the required front, side and rear yards and increases the degree of non-compliance in open space ratio.

PREMISES AFFECTED—2050-2060 Eastchester Road, northeast corner of Seminole Street, Block 4220, Lot 1, Borough of the Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Ira M. Sherman.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta, Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, Community Board #11BX. recommended approval received on December 27, 1979, and

WHEREAS, this application was granted by the Board on December 9, 1969, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 9, 1969 by adding thereto:

"that this variance shall continue for a term of ten years from the date of this amended resolution; to permit an accessory, temporary instruction area (classroom) in a portion of the cellar, substantially as shown on revised drawings of proposed conditions marked 'Received November 23, 1979'—one sheet, and 'December 7, 1979'—one sheet; and that reference in the resolution to the condition that the eight foot rear yard be suitably landscaped with grass and hedges and maintained in a proper manner, be omitted; *on condition* that a 8 foot high opaque fence shall be provided along lot lines adjoining residential properties; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 115-69)

294-73-BZ

APPLICANT—Leonard F. Rothkrug for 2 MT. Hope Incorporated and 1806 Jerome Incorporated, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 3, 1979—decision of the Borough Superintendent; previously

granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-4 and R8 district, the construction and maintenance of an open automobile sales lot.

PREMISES AFFECTED—1862-72 Jerome Avenue, southeast corner and 2-12 Mt. Hope Place, Block 2851, Lots 9, 10, 11, 12, 13, 47, 48, 49 and 50, Borough of the Bronx. Community Board #5BX.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Walsh .. 2

THE RESOLUTION—

WHEREAS, Community Board #5BX was notified by the applicant on December 6, 1979 and no response has been received, and

WHEREAS, this application was granted by the Board on December 3, 1974, on certain conditions; and

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 3, 1974 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 349-72)

393-74--BZ

APPLICANT—Leonard F. Rothkrug for Marie Favarato, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 21, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of a non-transient parking lot.

PREMISES AFFECTED—2464 Hoffman Street, west side, 140 feet south of East 189th Street, Block 3066, Lots 38 and 39, Borough of The Bronx. Community Board #6BX.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, Community Board #6BX. was notified by the applicant on November 1, 1979 and no response has been received, and

WHEREAS, this application was granted by the Board on January 21, 1974 on certain conditions; and

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 21, 1975 only as to the term of variance, so that as amended this portion of the resolution shall read:

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"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk and curb shall be repaired where required, that bumpers shall be installed where required, and that a 3 foot high steel guard rail be erected along the property line where wall of adjacent building occur; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 205-74)

405-78-BZ

APPLICANT—Anthony S. DiProperzio for Hook Creek Boulevard, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-1 and R3-2 district, the enlargement in lot area of an existing restaurant to provide for additional accessory parking.

PREMISES AFFECTED—248-04 South Conduit Avenue (Sunrise Highway) southeast corner of Hook Creek Boulevard, Block 13623, Lots 1 and 6, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Anthony S. DiProperzio.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Wolf. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 12, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 12, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 254-78)

702-78-BZ

APPLICANT—Samuel H. Lindenbaum for South Ferry Building Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-5CR district, in an existing 32 story building previously before the Board the conversion of mechanical equipment space into tenant space that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1-6 State Street, 34-50 Whitehall Street and 20-22 Pearl Street, Block 9, Lots 1 and 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis X. Angelino and Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 19, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 19, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 807-78)

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Bly Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Abraham Lindenbaum.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M., Special Order Calendar, for hearing.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher and Nancy Turner.

For Opposition: Martin Nardi Gamliel and Herbert Gallin.

ACTION OF BOARD—Laid over to May 6, 1980, at 10 A.M., Special Order Calendar, for continued hearing.

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to retore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

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APPEARANCES—

For Applicant: Jeffrey D. Ween, Myron Beldaek, Dave Pollack, Miles Jaffe and others.

For Opposition: Leonard Boxer and Donald Deafner

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M. Special Order Calendar for decision to reopen.

645-78-BZ

APPLICANT—Barry J. Bank for Franchise Realty Interstate Corporation, owner.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 district, in conjunction with the erection of a one story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Joseph P. Morsellino and Hal Viramburg.
For Opposition: Ron Goodman, Ralph Opre and Opal L. Wentzell.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for decision, hearing closed.

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Edwin Storch.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M., for decision, hearing closed.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for deferred decision; hearing closed.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff.

For Opposition: Donald A. Derfoer.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing at the request of the applicant.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re-proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing at the request of the applicant.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet east of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Benjamin A. Shafran.

For Opposition: None.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M., for continued hearing at the request of the applicant.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143,

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Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for deferred decision; hearing closed.

952-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: None.

ACTION OF BOARD—Laid over to February 13, 1980, at 10 A.M., for deferred decision; hearing closed.

980-79-BZ

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards.

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for decision, hearing closed.

983-79-BZ

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty Incorporated, owner.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district in an existing twelve story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Charles Kirschner and Roy Euker.

For Opposition: None.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

1083-79-A

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty, owner.

SUBJECT—Application October 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

1030-79-BZ

APPLICANT—Dominick Salvatio and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Ronald N. Noel.

For Opposition: None.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for hearing at the request of the applicant.

1071-79-BZ

APPLICANT—Ira Blair for JFM Enterprises, owner, Lafergia Fuel Oil Company, Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in an M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582, Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Ira Blair.

For Opposition: Annette Failla, Giovanna Giampiccolo, Salvatore DePetdo, Lucy Gaudio, Joe Termini, Marie Mellino, Maria Gaudio, Antonio Gaudio and Marco Affatati.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for decision; hearing closed.

1073-79-BZ

APPLICANT—Alfonso Duarte for Chelsea Lofts Corporation, Owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial building into a multiple dwelling.

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PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Alfonso Duarte, Susan Abbott, Sandra Sinclair and Richard Stgar.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for decision; hearing closed.

1081-79-BZ

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for contract-vendee Kings Restoration Corporation, owner.

SUBJECT—Application September 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district the conversion of an existing church into a four family dwelling that increases the degree of non-compliance with the rear yard.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Heywood Blaubeux.

For Opposition: None.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for decision; hearing closed.

1082-79-A

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for Kings Restoration Corporation, contract-vendee.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for decision; hearing closed.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

APPEARANCES—

For Applicant: Thomas P. Crinnion, P.E.

For Opposition: Jerry L. Clispino, N.Y. City Council, June M. Eisland, N.Y. City Council, Sally McDonough, Eileen Bolger, Ann Hanrahan, Bernard Murray, Loretta Murray and Mary Cronin.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

1095-79-BZ

APPLICANT—Leonard F. Rothkrug for Central Queens YM and YWHA, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R1-2 district, the erection of a four story community center that exceeds the permitted floor area ratio and lot coverage, that encroaches on the required front and side yards, penetrates the sky exposure plane and without the required accessory parking.

PREMISES AFFECTED—67-01/19 108th Street, northwest corner of 67th Road and southeast corner of 108th Street and 67th Avenue, Block 2176, Lot 1, Borough of Queens, Forest Hills. Community Board #6Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Ashok Bhavnani and Adolph Wasser.

For Opposition: Kate French, Kathleen Reilly, C. B. #6Q, Meyer Fuchsberg, Dr. Paul Jarmox, Stanley Speirs, C. B. #6Q, Anne Posner, Emanuel Weinstock, Frank Fasolino, H. B. Badian and others.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

503-79-BZ

APPLICANT—Arthur Guttman for Robert and Vera Chow, owner.

SUBJECT—Application April 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one family dwelling that encroaches on the required rear yard.

PREMISES AFFECTED—65-31 171st Street, east side, 280 feet north of 67th Avenue, Block 6912, Lot 20, Fresh Meadows, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; then to February 5, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 9, 1979, acting on Alt. Applic. #115/1978, reads:

"3. The proposed enlargement located inside the required 30' rear yard is contrary to Section 23-47 of Zoning Resolution."

and

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WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the enlargement is an excessive reduction of the rear yard and will adversely affect surrounding properties; and

WHEREAS, the expansion proposed herein is not the minimum necessary to afford the owner relief; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make findings c and e, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated April 9, 1979, acting on Alt. Applic. #115/1978, Objection No. 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

871-79-BZ

APPLICANT—Weinberg and Kirshenbaum for George W. Ott, owner, Weiner and Cohen, Lessee.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, in an existing two story mixed building previously before the Board, the extension of the dental laboratory on the first floor into the second floor.

PREMISES AFFECTED—212-25 Jamaica Avenue, north side, 84.36 feet east of 212th Street, Block 10601, Lot 34, Jamaica, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Harold Weinberg.

For Opposition: Jerry Onientode.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

880-79-BZ

APPLICANT—Donald Rowe for Paul Favaloro, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the maintenance of an enlargement to a one family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—21 O'Gorman Avenue, north side, 100 feet east of Buffalo Street, Block 4970, Lot 34, Bay Terrace, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Donald Rowe.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1979, acting on Alt. Applic. #186/1979, reads:

"1. Proposed legalization of existing alteration results in a floor ratio of .56 and an open space ratio of 120, both of which are contrary to Section 23-141 Zoning Resolution for a one (1) family building located in an R3-2 district.

2. Proposed legalization of an existing alteration results in a rear yard of 27.41' contrary to Section 23-47 Zoning Resolution for a one (1) family building located in an R3-2 district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the maintenance of an enlargement to a one-family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 3 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

951-79-BZ

APPLICANT—Guerine Salerni for Robert Sabbagh, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, the change in use of an existing structure from an auditorium with accessory uses into a gymnasium (racquetball) facility with accessory uses.

PREMISES AFFECTED—5911/23 8th Avenue, 801/11 60th Street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Guerine Salerni.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 25, 1979, acting on Alt. Applic. #1679/1973, reads:

"1. Proposed use consisting of gymnasium (racquetball), use group 9, in a C1-3 in R6 district is contrary to section 32-18 of the Zoning Resolution."

MINUTES

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, this building has been underutilized for the last 5 years and vacant for the past 2 years; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, the change in use of an existing structure from an auditorium with accessory uses into a gymnasium (racquet ball) facility with accessory uses *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 24, 1979", 10 sheets; and *on further condition* that this variance shall be limited to a term of five years; that the hours of operation be restricted to from 7:00 A.M. to 12 Midnight seven days per week; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1099-79-BZ

APPLICANT—Arthur Guttman for 726-30 Broadway Realty Company, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter of the Zoning Resolution, to permit in an M1-5 district, the erection of three additional stories on an existing seven story manufacturing building that creates non-compliance in floor area ratio and creates non-compliance within the sky exposure plane and rear yard equivalent.

PREMISES AFFECTED—726-30 Broadway and 418-26 Lafayette Street, west side, 310.2¾ feet south of Astor Place, Block 545, Lot 15, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1979, acting on Alt. Applic. #705/1979, reads:

"1. Proposed enlargement of building exceeds maximum floor area permitted as per Section 43-121 Z.R.

2. Increasing degree of non-compliance of building by further encroaching on sky exposure plane as per

sec. 43-43 ZR (maximum height of front wall and required front setbacks) is contrary to Sec. 54-31 ZR, enlargement of a non-complying building.

and

3. Increasing degree of non-compliance as of rear yard equivalent required as per sec. 43-01 ZR is contrary to Sec. 54-31 ZR, enlargement of a non-complying building."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #2M has recommended approval of this application; and

WHEREAS, the Office of Economic Development has requested that this application be approved; and

WHEREAS, this Board is committed to retaining viable manufacturing establishments within the City; and

WHEREAS, this building is fully occupied; and

WHEREAS, the existing elevator and stair enclosures are presently located within the area below the sky exposure plane; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the erection of three additional stories on an existing seven-story manufacturing building that creates non-compliance within the sky exposure plane and rear yard equivalent *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 12, 1979", 11 sheets; and *on further condition* that the existing loading berths 2 and 3 be enlarged to a depth of 50 feet to provide interior off-street loading and unloading; that the enlargement shall be constructed of material to match the existing facade; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 3:56 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 5, 1980, 2 P.M.

Present: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf.

Absent: Vice Chairman Agusta and Commissioner Walsh.

288-43-SA

APPLICANT—Cardox Division of Chemetron Corporation, owner.

SUBJECT—Additional sizes of storage tanks.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

MINUTES

Negative: 0
Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
288-43-SA—Amendment to resolution to include additional sizes of storage tanks.

Cardox Division of Chemetron Corporation, Countryside, Illinois, requested that the resolution adopted November 3, 1943 and amended through June 27, 1972 under Calendar Number 288-43-SA be reopened and amended to include additional sizes of storage tanks.

PROPOSED USE: Carbon dioxide storage tanks.

DESCRIPTION: The previously approved tanks were of a maximum size of 31 tons. The additional tanks are of the same design as the previously approved tanks, except that they are longer such that their capacities range up to 45 tons.

The tank outer shell is polyester resin impregnated fiberglass. The insulation is a maximum of 4" of polyurethane. The tank is maintained at 300 psig and zero degrees Fahrenheit. Each tank is hydrostatically pressure tested to 550 psig.

Each unit includes a mechanical refrigeration unit, pressure and liquid level gauges, a pressure alarm system, pressure relieving devices, valves, and piping system.

INSPECTION AND TEST: The tanks conform to ASME design criteria for pressure vessels with working pressures of 363 psig (Order No. 67560-4, which references Section VIII, Division 1, ASME Code).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 3, 1943 and amended through June 27, 1972 under Calendar Number 288-43-SA be reopened and amended to include Cardox carbon dioxide storage tanks up to a maximum size of 45 tons, on condition that all uses, locations, and installations shall comply with the applicable requirements of the original resolution and previous amendments adopted under this Calendar Number, the Building Code and Chapter 19 of the Administrative Code of the City of New York, and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 288-43-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

326-61-SM

APPLICANT—Masonite Corporation, owner.
SUBJECT—Additional panels.

APPEARANCES—

For Applicant: Charles J. Vorel.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
326-61-SM—Amendment to resolution to include additional wall siding.

Masonite Corporation, Marlton, New Jersey, requested that the resolution adopted February 14, 1962 and amended through November 6, 1963 under Calendar Number 326-61-SM be reopened and amended to include additional wall siding.

PROPOSED USE: Exterior wall siding.

DESCRIPTION: The panels are mineral and fiber board, nominally 7/16" thick, and available in various widths and lengths. They are exterior wall panels.

The additional wall sidings are the same as those which were previously approved, with the addition of various surface textures, sizes and designs. The wall sidings, with these surfaces and designs, are designated as X-90 Brand Hardboard Sidings.

The wall sidings are nail attached either to one side of wood framing members or to sheathing. Butt and shiplap joints are used.

INSPECTION AND TEST: The wall sidings have been tested and approved by Underwriters' Laboratories (File MH 10511) as structural building components.

RECOMMENDATION: The Committee on Test recommends the approval of Masonite exterior wall sidings, designated as X-90 Brand Hardboard Sidings, on the following conditions:

1. The panels shall only be used for buildings of Class II-D and II-E (combustible exterior walls) construction.

2. All installations of X-90 Brand Hardboard Sidings shall comply with the recommendations of the Underwriters' Laboratories test report cited above and/or Masonite Corporation's published application instructions concerning spacing of wood framing members, spacing of nails, methods of attachment, and types of joints.

3. All uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 326-61-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

MINUTES

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

190-74-SM

APPLICANT—MG Coupling Company, owner.

SUBJECT—Additional use of couplings.

APPEARANCES—

For Applicant: Crawford Robertson.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
190-74-SM—Amendment to resolution to include additional use of couplings.

MG Coupling Company, Commerce, California, requested that the resolution adopted July 2, 1974 and amended September 18, 1979 under Calendar Number 190-74-SM be reopened and amended to include additional uses of couplings.
PROPOSED USE: Coupling for joining hubless cast iron pipe and fittings.

DESCRIPTION: The MG Coupling was originally approved, at the request of the applicant for hubless cast iron pipe and fittings used in sanitary systems.

The requested additional uses are for any pipe and fittings where cast iron is permitted by the Building Code of the City of New York.

INSPECTION AND TEST: The couplings have been tested and approved by the International Association of Plumbing and Mechanical Officials (File No. 761) and by Smith-Emery Company, Chemists, Testing, Inspection, and Engineers, Los Angeles, California (File No. MI 14480-79).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted July 2, 1974 and amended September 18, 1979 under Calendar Number 190-74-SM be reopened and amended to include the uses of MG Couplings for any pipe and fittings where cast iron is permitted by the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the original resolution and previous amendment adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 190-74-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

892-78-SM

APPLICANT—Simplex Time Recorder Company, owner.

SUBJECT—Fire alarm equipment.

APPEARANCES—

For Applicant: Francis X. Brady.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
892-78-SM—Simplex Time Recorder Company, Gardner, Massachusetts, filed for approval of 2001 Series fire alarm equipment under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire alarm equipment.

DESCRIPTION: The equipment includes components of Model 20012 coded and non-coded fire alarm equipment. Also included is an annunciation system. The system is modular in construction and therefore, can be used in conjunction with other required equipment to make up a Class E fire alarm or can be used independently. The system is electrically supervised to protect against open circuits and short circuits on manual alarm, detection, waterflow and other circuits and to protect against A.C. power failure.

The components of the system are as follow:

2001-3001	Battery Charger Module
2001-3005	
thru	
2001-3010	Auxiliary Relay Assemblies
2001-3037	Programmer Module
2001-3065	Field Wiring Module
2001-3066	Field Wiring Module
525	Mini-Bleptone Audible
2001-3029	Printer Interface Assembly
2001-3030	Printer Interface Assembly
2001-3028	Printer Assembly
2001-1079	Multi-Function Switch Module
2001-2090	Multi-Function Switch Module
2001-2087	Annunciator Interface
2001-2088	Annunciator Monitor Module
2001-2089	LED Test Module
2001-3059	Terminal Connector
2001-3060	Terminal Connector
2001-3075	Terminal Connector
2001-6006	Terminal Connector
2001-2100	Control Module
2001-2101	Control Module
2001-2102	Control Module
2001-2103	Control Module
2001-2109	Control Module
2001-2110	Control Module
2001-1111	Control Module
2001-2112	Control Module

MINUTES

825-36	Transformer
825-37	Transformer
4293-38	Resistor
2001-2104	Phone Line Selector Module
2001-2105	Phone Line Selector Module
2001-2106	Phone Assembly
2001-2107	Phone Assembly
2001-2108	Flasher Module
4293-37	EOL Device
Smoke Detectors—	
4262 series—	Statistical (2 and 4 wire ceiling and duct mount)
4259 series—	Electro Signal (2 and 4 wire ceiling and duct mount)
Speakers—	
4090-4091 series—	(ceiling, sidewall, surface mounted)
4092 series—	(ceiling, sidewall, surface mounted)
2001-8001	Fire Alarm Control Unit
2001-8003	Phone Communication Module
2001-8004	Alarm Signalling/Voice Paging Module
2001-8005	Class 'A' or 'B' Receiving Unit
2001-6001/2	Dual Amplifier Assembly
2001-6003	Single Amplifier Assembly
2001-6004	Singel Amplifier Assembly
2001-6005	Oscillator Control/Pre-Amp Mixer Assembly
2001-6008	Dual Speaker Circuit Module
2001-6009	Dual Speaker Circuit Module
2001-6010	Single Speaker Circuit Module
2001-6011	Single Speaker Circuit Module
2001-6012	Single Speaker Circuit Module
2001-6013	Single Speaker Circuit Module
2001-6015	Oscillator Control Switch Module
2001-6016	Circuit Switch Module
2001-6017	Circuit Switch Module
2001-6018	Circuit Switch Module
2001-6019	Circuit Switch Module
2001-6020	Dual Amplifier Monitor Module
2001-6021	Dual Amplifier Monitor Module
2001-6022	Dual Amplifier Monitor Module
2001-6023	Dual Amplifier Monitor Module
2001-6024	Single Amplifier Monitor Module
2001-6025	Single Amplifier Monitor Module
2001-6026	Dual Pre-Amp Monitor Module
2001-6027	Dual Pre-Amp Monitor Module
2001-6028	Dual Pre-Amp Monitor Module
2001-6029	Dual Pre-Amp Monitor Module
2001-6030	Microphone Panel
2001-6032	Tone Generator Card
2001-6033	Tone Generator Card
2001-6034	Tone Generator Card
2001-6035	Tone Generator Card
2001-6036	Tone Generator Card
2001-3057	Transformer Assembly
2001-3058	Transformer Assembly
2001-3020	Direct Current Power Assembly
2001-3021	Direct Current Power Assembly
2001-3022	Direct Current Power Assembly
2001-3023	Alternating Current/Direct Current Power Supply Assembly
2001-3024	Direct Current Power Assembly
2001-1064	OP/SP Monitor Module
2001-2060	OP/SP Monitor Module

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (File S771) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of the 2001 Series fire alarm equipment, coded and non-coded, with components as listed above, on the following conditions:

1. No conduits shall enter the top of the control cabinets.

2. The fire alarm control cabinets shall be painted red (does not apply to Class E lobby information display system).

3. All uses, locations, and installations shall comply with the applicable requirements of Article 17 and Reference Standards RS 17-3, RS 17-3A, and RS 17-B of the Building Code and the Fire Prevention Code of the City of New York and Fire Prevention directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 892-78-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

1057-79-SA

APPLICANT—Fire Safety Communications Corporation for California Fire Technical Incorporation, owner.

SUBJECT—Application September 18, 1979—OMEGA VII Life Safety Fire Alarm Communication System.

APPEARANCES—

For Applicant: Richard Del Rio.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 1057-79-SA—Fire Safety Communications Corporation, Hoboken, New Jersey, for California Fire Tech Incorporated, Fullerton, California, filed for approval of the Omega VII fire alarm system under the provisions of Article 17 and RS 17-3 of the Building Code of the City of New York.

PROPOSED USE: Class E fire alarm system.

DESCRIPTION: The Omega VII hard wired system is designed for Class E systems and includes the following components:

Model	Description
CFT-M-2000	Master Panel
CFT-AP-1000	Auxiliary Panel
CFT-Z-3000	Zone Module
CFT-PH-6000	Telephone System
CFT-WS-6000	Warden Station

MINUTES

CFT-P-7000	Power Source
CFT-FA-50	Manual Pull Station
CFT-12-12	Smoke Detector
CFT-S-5000	Sprinkler Amplifier
CFT-SA-5001,2,3	Speakers

The fire command station consists of zoned floor panels, an auxiliary panel, a master panel, telephone panel, and power supply. A flashing fire sign on the door is provided. The zone module panels, usually one for each floor, indicate the status of manual pull stations, smoke detectors, and waterflow devices, and can be used to indicate the status of other devices as required. Status is shown by red light emitting diodes (LED's) as follows: off-trouble, dim-normal, bright-alarm. Alarm test buttons and illuminated number push-to-talk buttons are also included.

The master panel includes a hand held microphone, an audible trouble alarm, a visual fire alarm, and trouble, reset, and all-call pushbuttons.

The telephone system panel includes a telephone for communication with floor warden stations and an LED for floor status indication as follows: off-trouble, dim-normal, bright-talk.

The power source is a 12 volt gel type battery which can provide emergency power for 24 hours if the AC current is interrupted.

The auxiliary panel contains illuminated pushbutton switches for central office, fan system, door strike, and elevator recall functions. A covered switch is used for manual central office notification. Also included are a digital time clock, a clock to signify time of alarm, and a chaser tone, which is used to notify the safety director of a fire alarm when he is not near the fire command station.

The warden station consists of a red telephone hand set, with cradle and armored cable, a local paging switch, a system pilot light, and an acknowledge lamp.

The speakers used are those manufactured by Atlas Sound and were previously approved under Calendar Number 57-74-SA. Each speaker has an individual amplifier. System supervision monitors the voice coils for opens and shorts.

The smoke detectors used were manufactured by Fire Lite Alarms, Incorporated and were previously approved under Calendar Number 208-75-SA.

INSPECTION AND TEST: The equipment has been tested and approved by Enterprise Engineering Laboratories for the Fire Marshall of the State of California and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Omega VII fire alarm system, with components as listed above, as a Class E system under the provisions of Article 17 and Reference Standard RS 17-3 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1057-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

1200-79-SA

APPLICANT—Simplex Time Recorder Company, owner.
SUBJECT—Class E fire alarm equipment.

APPEARANCES—

For Applicant: Francis X. Brady.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
1200-79-SA—Simplex Time Recorder Company, Gardner, Massachusetts, filed for approval of the 2001 Series Class E fire alarm equipment under the provisions of Article 17 and RS 17 of the Building of the City of New York.

PROPOSED USE: Class E fire alarm system.

DESCRIPTION: The system includes the high rise voice communication and floor warden telephone components required by Local Law #5 (1973) for Class E systems. The system components are modular and are used in combination with the modular annunciation equipment components listed under Calendar Number 892-78-SM. The system is electrically supervised to protect against A. C. power failure, alarm generator failure, amplifier failure, telephone line failure, speaker line failure, telephone intercom pilferage, and speaker pilferage. The Series 4259 and Series 4262 smoke detectors and Series 4090-4091 and Series 4092 speakers, which were previously approved under Calendar Number 468-74-SA, are included as part of this system.

The components of the system are as follows:

2001-1001	Control Module (Alarm)
2001-1002	Control Module
2001-1003	Control Module
2001-1004	Control Module
2001-1005	Control Module (Trouble)
2001-1010	Box Module
2001-1011	Box Module
2001-1012	Box Module
2001-1013	Box Module
2001-3001	Battery Charger Module
2001-1015	N/O Initiating Devices
(select)	Relay Module
2001-3020	Power Supply Module
2001-3021	Power Supply Module
2001-3023	Power Supply Module
2001-1059	Power Supply Module
2001-1069	Battery Monitor Module
2001-1070	Battery Monitor Module
2001-2089	LED Test Push Button
2001-2088	Annunciator Monitor
2001-3056	Blank Filer
2001-2065	Control Panel Charger Module
2001-3057	Transformer
2001-3058	Transformer

MINUTES

2001-1087 Remote Reset for Resound Module
 2001-2001 Control Module
 2001-2002 Control Module
 2001-2003 Control Module
 2001-2004 Control Module
 2001-2011 Box and Signal Module
 2001-2010 Box Circuit Module
 2001-2012 Box and Signal Module
 2001-2013 Box and Signal Module
 2001-2014 Box and Signal Module
 2001-3042 Dual Rate M.T. Module
 2001-3043 Dual Rate M.T. Module
 2001-3044 Dual Rate M.T. Module
 2001-1075 Signal Circuit Module
 2001-1077 Signal Circuit Module
 2001-1076 Signal Circuit Module
 2001-2072 Signal Circuit Module
 2001-2074 Signal Circuit Module
 2001-2071 Signal Circuit Module
 2001-2073 Signal Circuit Module
 2001-2075 Signal Circuit Module
 2001-2060 OP/SP Module
 2001-1064 OP/SP Module
 2001-2066 Battery Monitor Module
 2001-3028 Printer
 2001-3029 Printer Module
 2001-2086 McCulloh Reset
 2001-2044 City Connection Module
 2001-3067 Card Rack Assembly
 2001-3068 Card Rack Assembly
 2001-3059 Terminal Heavy Duty D.C.
 2001-3060 Terminal Heavy Duty A.C.
 2001-2087 Annunciator Module
 2001-3061 Battery
 2001-3062 Battery
 2001-3063 Battery
 2001-3064 Battery
 2001-4009 Box
 2001-4016 Box
 2001-4025 Box
 2001-8001 Control Unit
 2001-2040 Remote Station Module
 2001-1038 Remote Station Module
 2001-1039 Remote Station Module
 2001-1040 Remote Station Module
 2001-1041 Remote Station Module
 2001-1042 Remote Station Module
 2001-1043 Remote Station Module
 2001-1044 Remote Station Module
 2001-2039 Remote Station Module
 2001-2041 Remote Station Module
 2001-2042 Remote Station Module
 2001-2043 Remote Station Module
 2001-2045 Remote Station Module
 2001-3005 Auxiliary Relay
 2001-3006 Auxiliary Relay
 2001-3007 Auxiliary Relay
 2001-3008 Auxiliary Relay
 2001-3009 Auxiliary Relay
 2001-3010 Auxiliary Relay
 2001-4131 Cabinet
 2001-4132 Cabinet
 2001-4133 Cabinet
 2001-4134 Cabinet
 2001-4031 Cabinet
 2001-4032 Cabinet
 2001-4033 Cabinet
 2001-4034 Cabinet
 2001-4109 Cabinet
 2001-4116 Cabinet
 2001-4125 Cabinet
 2001-4036 Cabinet
 2001-4037 Cabinet
 2001-4038 Cabinet
 2001-1088 Fuse/Reset Module

2001-2085 Remote Reset Module
 2001-3022 Power Supply
 2001-3037 Programmer
 2001-3049 Code Transmitter
 2001-3066 Terminal Connector

INSPECTION AND TEST : The equipment has been tested and approved by Underwriters' Laboratories (File S771) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION : The Committee on Test recommends the approval of the 2001 Series Class E fire alarm equipment, with components as listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements Article 17 and Reference Standards RS 17-3, RS 17-3A, and RS 17-3B of the Building Code and the Fire Prevention Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1200-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

1240-79-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated December 7, 1979 and received December 14, 1979.

SUBJECT—Modification of Reference Standard RS 18 Rules on Elevators, Conveyors and Amusement Devices; of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Irving Polsky, P.E.

For Opposition: Robert Muir.

ACTION OF BOARD—Reference Standard RS 18 modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, a public hearing was held on January 22, 1980 after due notice; and

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WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 18 should be modified; *Resolved*, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 18 as follows:

REVISION OF REFERENCE STANDARD R-18 ELEVATORS AND CONVEYORS

1. Revise the list of Reference National Standards as indicated.

ANSI	A10.4	ANSI Standard Safety Requirements for Personnel Hoists	1973
ANSI	A17.1	American National Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks	1978
		and Supplement to ANSI A17.1a	1979
USASI	A90.1	USA Safety Standards for Manlifts	1969
USASI	A113.1	USA Standard Safety Code for Conveyors, Cableways and Related Equipment	1957
USASI	B20.1	USA Standard Safety Code for Conveyors, Cableways and Related Equipment	1957
ANSI	B77.1	ANSI Safety Requirements for Aerial Passenger Tramways	1976
		and addendum to ANSI B77, 1a..	1978
CS	142	Commercial Standard for Automobile Lifts	1962
CS	202	Commercial Standard for Industrial Lifts and Hinged Loading Ramps..	1956

2. A Supplement is to be added to the present Reference Standard RS 18.1:

REFERENCE STANDARD RS 18-1

ANSI	A17.1	American National Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks	1978
		and Supplement to ANSI A17.1a	1979

3a. The existing modifications adopted by the Board on February 20, 1979 under Calendar Number 72 79 BCR as corrected, are further modified so as to include ANSI A17.1a - 1979 Supplement, except for the following:

Item	Page
Definition of "Elevator"	5
Rule 806.4-a	185
Rule 901.2-a	193

b. Whenever in such Supplement Reference is made to the National Electrical Code ANSI C1 (NFPA No. 70), substitute New York City Electrical Code.

c. Further, the Car Control Symbol Designations of Rule 213.6 as adopted are modified to those shown in Rule 210.13 of such Supplement.

4. The second paragraph of Rule 110.6 pertaining to Opening of Hoistway Doors from Hoistway Side is amended as follows:

Means shall not be provided for locking "out of service" the doors either at the main-entrance landing or at the top or bottom terminal landing. However, the doors at the top terminal landing may be locked "out of service" in buildings classified in occupancy group E, at other than normal working hours, as a safeguard, subject to the approval of the Commissioner. A key switch shall be provided in the car operating panel for that landing.

5. Reference Standard RS 18-9 pertaining to inspectional and tests requirements for amusement devices is herewith added:

REFERENCE STANDARD RS 18-9

ANSI	B77.1	ANSI Safety Requirements for Aerial Passenger Tramways	1976
		and addendum to ANSI B77.1a	1978

6. The following shall be Reference Standard for Amusement Devices:

AMUSEMENT DEVICES TABLE OF CONTENTS

Section	Subject
	Part I—General Provisions
1.0	Purpose, Intent and General Requirements
2.0	Scope and Application
3.0	Definitions
4.0	Compliance
5.0	Periodic Inspection and Test Intervals
5.1	Inspection and Test Requirements
5.2	Maintenance and Inspection Records
	Part II—Design and Construction
6.0	Design
6.1	Ride Entry and Discharge
6.2	Means of Access and Egress
6.3	Emergency Brakes and Anti-Roll Back Devices
6.4	Signal System
6.5	Protection Against Moving Parts
6.6	Speed Limiting Devices
6.7	Passenger-carrying Devices
6.8	Passenger Tramways
6.9	Electrical Equipment
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6.13	Identification and rating Plates
	Part III—Operation
7.0	Notice
7.1	Daily Inspection and Test
7.2	Inspection after Assembly and Disassembly
7.3	Prohibited Use
7.4	Location of Controls
7.5	Control of Operation
7.6	Overload and Overspeed
7.7	Wind and Storm Hazards
7.8	Imminent Danger
7.9	Cleanliness
7.10	Passenger Conduct
7.11	Warning Signs
	Part IV—Building and Structures as Part of Amusement Device
8.0	Scope
8.1	Construction

TEXT

Part I—General Provisions

1.0 PURPOSE, INTENT AND GENERAL REQUIREMENTS—The purpose of this Reference Standard is to supplement the provisions of Article 18 of the Chapter 26, Title C. Part I of the Administrative Code of the City of New York, entitled "Elevators and Conveyors" pertaining to the inspectional and test requirements for amusement devices and to establish the minimum safety requirements for, and control of the design, construction, installation, alteration, maintenance and operation.

2.0 SCOPE AND APPLICATION—These Reference Standards shall be applicable to all amusement devices operated within the City of New York for a temporary (not exceeding 2 weeks) length of time, whether located on a temporary, or mobile foundation located on property under the jurisdiction of the Department of Buildings. See Section 1803 (6) of the New York City Charter.

2.1 This Standard shall not apply to:

2.1.1 Any single passenger manually, mechanically or electrically operated, coin-operated device which is customarily placed, singly or in groups, in a public location and which does not normally require the supervision or services of an operator; and

2.1.2 Locomotives weighing more than seven tons, operating on track the length of which is ½ mile or greater, the gauge of which is three feet or greater, and the weight is at 60 pounds per yard; and

2.1.3 Mobile type devices, self-contained and mounted on a motor vehicle or trailer not requiring further assembly or support, shall not be subject to this standard.

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3.0 DEFINITIONS—For definitions to be used in the interpretation of these Standards, see Article 2 of Chapter 26, Title C, Part I of the Administrative Code entitled "Definitions". The following definitions are repeated for convenience or are established only for use with these Standards. Underlined words are defined in the above noted Article.

3.1 ACCIDENT—(C25-1804.2 Administrative Code)—An injury to any person requiring the services of a physician or damage to property or to apparatus exceeding \$100.

3.2 AMUSEMENT DEVICE—(C26-201.0 Administrative Code)—A mechanically operated device or structure, open to the public, used to convey persons in any direction as a form of amusement. For the purpose of these rules and regulations, the word "mechanically" shall read "mechanically and/or electrically" operated.

3.3 AMUSEMENT DEVICE FOR CHILDREN—An amusement device designed for children twelve years of age and under.

3.4 CHILD—A person 12 years of age and under.

3.5 CONTAINING DEVICE—A strap, belt, bar, gate or other safety device designed to prevent accidental or inadvertent dislodgement of a passenger from a device but which does not actually provide physical support.

3.6 DEVICE OPERATOR—Any person or persons actually engaged in or directly controlling the operations of an amusement device.

3.7 GUARDIAN—A person 16 years of age and over.

3.8 GUARDIAN RESTRICTION—A condition placed on an amusement device where a passenger must be accompanied on the device by a guardian.

3.9 HEIGHT RESTRICTION—A statute requirement for passengers to be permitted on a specific amusement device which is contained on the list of height restrictions maintained by the Commissioner in accordance with subsection of this Standard.

3.10 NATIONALLY RECOGNIZED TESTING AGENCY—A laboratory, such as the underwriters' Laboratories, Inc., or the Factory Mutual Engineering Corporation or any similar testing organization acceptable to the Commissioner.

3.11 OPERATOR—A Competent individual designated by the owner, who shall be at least 18 years old, free from serious physical or mental defects, selected with consideration of his abilities to perform his duties, on an amusement device, in a careful and competent manner, who has been instructed in accordance with the requirements of the Commissioner, except as otherwise specifically provided in law, and who possesses a Certificate of Competency from the Elevator Division of the Department of Buildings in accordance with Section C26-1804.1 of the Administrative Code.

3.12 OWNER—(C26-201.0 Administrative Code)—A person having legal title to the premises; a mortgagee or vendee in possession; a trustee in bankruptcy; a receiver or any other person having legal ownership or control of premises. For the purpose of these rules and regulations, the word "premises" shall read "premises and/or amusement device".

3.12.1 OWNER—Also the person who manages the operations of the amusement device.

3.13 PASSENGER TRAMWAY—A device used to transport passengers in cars on tracks or suspended in the air, by use of steel cables, chains or belts or by ropes, and usually supported by trestles or towers with one or more spans.

3.14 PERMANENT—Lasting for a period of time exceeding two (2) weeks.

3.15 PORTABLE—Devices which by mounting on a motor vehicle or trailer are made mobile and which require additional assembly or support for operation. Their usage may be permanent or temporary.

3.16 RESTRAINING DEVICE—A safety belt, harness, chair, bar or other device which affords actual physical

support, retention or restraint to the passenger of an amusement device.

3.17 SHALL—A mandatory requirement.

3.18 STRUCTURE—(26-201.0 Administrative Code)—An assembly of materials forming a construction for occupancy or use, including among others: buildings, stadia, tents, reviewing stands, platforms, stagings, observation towers, radio towers, tanks, trestles, open sheds, coal pockets, shelters, fences, and display signs.

3.19 TEMPORARY—Lasting for a period of time not to exceed two (2) weeks.

4.0 COMPLIANCE—Every owner, device operator and the public using an amusement device shall comply with or effect compliance with all provisions of applicable sections of the New York City Administrative Code and these rules and regulations.

4.1 An amusement device which is not in compliance with this Standard shall not be used or occupied, except as provided in 4.2.

4.2 Where only individual units of a device, such as cars, seats or other carriers are defective and not in compliance with this Standard, such units shall be taken out of service and clearly marked with a sign reading "Out of Service" provided however, such defects do not jeopardize the safety of the entire device.

4.3 The owner of an amusement device shall not permit a person who in the judgement of the operator of the ride appears to be under the influence of alcohol or narcotics to enter any amusement device.

4.4 The commissioner shall classify all amusement devices either as an "Amusement Device" or as an "Amusement Device for Children."

4.5 The commissioner shall reserve the right to establish the height restriction, guardian restriction, and classification of any device.

4.6 The commissioner in accordance with subsection 4.5 of this section shall maintain a list of approved heights for children 12 years of age and under for specific amusement devices, other than those designed for them.

4.7 The owner of an amusement device shall not permit a passenger under the approved height on such list; or

4.7.1 The passenger, being a child not meeting the approved height restriction, is accompanied, elbow to elbow or front to back, on the ride by a guardian.

5.0 PERIODIC INSPECTION AND TEST INTERVALS—Every new and existing amusement device shall be inspected and tested in accordance with the provision of Section C26-1802.2 of the Administrative Code.

5.0.1 An amusement device may be used and operated for a period not to exceed six (6) months from the date of the last satisfactory periodic inspection and test, unless otherwise noted. The Commissioner may extend the periodic inspection and test for an additional two (2) months for amusement devices located in premises which are seasonably operated.

5.0.1.1 An amusement device which has been assembled and disassembled shall be inspected and tested as required by the Department after reassembly prior to its use and operation, regardless of the date of the previous inspection and tests. However, for portable devices, a prior load test inspection certificate from a cognizant state or city agency coupled with an affidavit that the test set-up is representative of the permitted operating conditions at the site based on said test, may be accepted. The affidavit shall also state that all of the work necessary to retain it in the same structural situation has been performed.

5.0.1.2 An amusement device which has been altered, based upon an approved application and permit issued by the department, shall be inspected and tested.

5.0.1.3 An amusement device which has been relocated shall be inspected and tested after each relocation, as required by the Department, prior to its use and operation, regardless of the date of the previous inspection and tests. However, for portable devices, a prior load test inspection

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certificate from a cognizant state or city agency coupled with an affidavit that the test set-up is representative of the permitted operating conditions at the site based on said test, may be accepted. The affidavit shall also state that all of the work necessary to retain it in the same structural situation has been performed.

5.0.1.4 An amusement device shall be inspected and tested, regardless of the date of the previous inspection and tests, when there are reasonable grounds to believe that such tests are necessary to assure safety and the commissioner or his representative orders such tests to be made.

5.0.2 Notification of the proposed date of the regular periodic inspection and test shall be made to the department at least one week prior to the scheduled date by the owner of the amusement device or by the person or firm conducting the inspection and test.

5.0.3 Refer to Section C26-33.0 (c) of the Administrative Code for required fees for inspection and tests, and for permits to use and operate amusement devices.

5.1 INSPECTION AND TEST REQUIREMENTS—Every new and altered, rebuilt or modified amusement device shall be subjected to inspection and test requirements in accordance with the provisions of Section C26-1802.3 (e) of the Administrative Code.

5.1.1 Such inspections and tests shall be conducted by the person or firm installing, assembling, altering or relocating the amusement device and shall be witnessed by a representative of the commissioner.

5.1.2 The results of the inspection and test for each amusement device shall be filed together with the required fee with the department by the person or firm conducting the inspection and tests. All such reports shall contain the following:

5.1.2.1 The name and address of the person conducting the inspection and test.

5.1.2.2 Trade or descriptive name of the amusement device and model number, if any, together with any identifying numbers.

5.1.2.3 The name and address of the manufacturer.

5.1.2.4 The date of the inspection and tests.

5.1.2.5 The maximum safe number of passengers and the maximum safe speed.

5.1.2.6 The results of the inspection and tests and a statement whether the results indicate confirmation as to the adequacy of the amusement device.

5.1.2.7 The results of the air compressor tank test and a statement whether the results indicate compliance.

5.1.2.8 For installations, where the average soil pressure (of all the load) under the (sill) supports, exceeds 1,000 pounds per square foot, the inspection showing the type of soil and bearing capacity shall be conducted by a Registered Architect or Professional Engineer licensed in the State of New York. Where such foundation design is based on an average soil pressure under the supports which does not exceed 1,000 pounds per square foot, it may be used at various temporary locations after once verified.

5.1.2.9 The signature of the person conducting the inspection and tests.

5.1.2.10 The name and signature of the representative of the commissioner who has witnessed the inspection and tests.

5.2.1 MAINTENANCE AND INSPECTION RECORDS—The owner shall retain at all times up-to-date maintenance and inspection records for each amusement device in a form acceptable to the Department.

5.2.2 These records shall contain the following information:

5.2.2.1 Date and nature of all inspections whether by the Elevator Division or the owner.

5.2.2.2 Any violation of the rules and type of action taken to rectify the violation.

PART II DESIGN AND CONSTRUCTION

6.0 Design.

6.0.1 All structures used in connection with amusement shall be so designated and constructed as to carry safely all loads to which such structures may normally be subjected.

6.0.2 All amusement rides shall be designed, constructed and installed so as to withstand any normal stresses to which they may be subjected.

6.0.3 Before being used by the public, amusement rides shall be so placed or secured with blocking, cribbing, outriggers, guys or other means as to be stable under all operating conditions.

6.0.4 All amusement rides, such as, but not limited to, passenger tramways, where restoration of electrical power could create a hazard, shall be provided with a main disconnect switch capable of being locked only in the Off position.

6.0.5 The path of travel of an amusement ride shall have a clearance adequate to insure that a passenger on the ride cannot be injured by contacting any structural member or other fixed object when the passenger is in the riding position.

6.1 RIDE ENTRY AND DISCHARGE—Safe and adequate means of entry and discharge from each ride shall be provided. This safe and adequate means of entry and discharge shall not be construed to mean exits, means of access or means of egress.

6.2 Means of access and egress.

6.2.1 Safe and adequate means of access and egress from amusement rides shall be provided.

6.2.2 At least two means of egress remote from each other shall be provided from each floor, tier, room or balcony in structures which house amusement rides.

6.2.3 Access to the means of egress shall be marked by readily visible signs in all cases where it is not immediately visible to the passengers.

6.2.4 No means of egress shall be less than 22 inches in width.

6.2.5 The width of a stairway shall be taken as the length of the treads between stringers. The width of a doorway shall be taken as the width of the door.

6.2.6 The maximum travel distance from the most remote point in any room or enclosed space to an open safe outside space shall be not greater than that listed below:

6.2.6.1 100 feet in unsprinklered construction,

6.2.6.2 150 feet in sprinklered construction, and

6.2.6.3 25 feet in dead ends.

6.2.7 Means of access and egress shall have protection from adjacent hazards and protection from falling by use of rails, enclosures, barriers or similar means.

6.2.8 Means of access and egress shall be free from debris, obstructions, projections and slipping, tripping and other hazards.

6.2.9 The head clearance in passageways shall not be less than 7 feet.

6.2.10 Means of access or egress shall have either stairways or ramps and connecting landings or platforms where the public enter or leave an amusement ride that is above or below grade with proper handrails and guards.

6.2.11 Stairways, passageways, ramps, landings or platforms shall be not less than 22 inches in width for single land passage or 44 inches for double lane passage. Landings or platforms shall not be less than 3 feet long measured in the direction of travel.

6.2.12 Stair treads shall be at least nine inches deep exclusive of nosing, and the height of rise shall not exceed eight inches. Between any two connecting levels the treads shall be of uniform depth and the risers shall be of uniform height. The slope of ramps shall not exceed that required in C26-604.10.

6.2.13 Substantial handrails shall be provided on both sides of all stairways of four or more risers connecting adjoining levels whose difference in elevation is 80 inches or more.

6.2.14 Substantial handrails shall be provided on both sides of landings, platforms or ramps 30 inches or more above grade.

6.2.15 Handrails shall be at least 30 inches above the ramp surface or nose of steps and 42 inches above the landings.

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6.2.16 The distance between handrails shall not be less than 18 inches for single land passage and 36 inches for double land passage.

6.2.17 Two intermediate rails spaced equally apart or equivalent construction to prevent a passenger from falling through the handrails shall be provided with all handrails.

6.2.18 Stairways and ramps requiring handrails in accordance with 6.2.13 or 6.2.14 which are more than 8 feet wide shall be provided with railings dividing the widths into not more than 8 feet, and not less than the widths of 6.2.11.

6.2.19 Stairways, landings and ramps shall be designed, constructed and maintained so as to sustain safely a live load of at least 100 pounds per square foot.

6.2.20 Surfaces in Rule 6.2.19 shall be of a non-slip type.

6.3 Emergency brakes and anti-roll back devices.

6.3.1 If cars or other components of an amusement ride may collide upon failure of normal controls, emergency brakes sufficient to prevent such collisions shall be provided.

6.3.2 On rides which make use of inclined tracks, automatic anti-roll back devices shall be installed to prevent backward movement of the passenger-carrying units in case of failure of the propelling mechanism when such backward movement could result in injury to a member of the public.

6.4 Signal system.

6.4.1 Signal systems for the starting and stopping of amusement devices shall be provided where the operator of the ride does not have a clear view of the point at which passengers are loaded or unloaded.

6.4.2 Any code of signals adopted for the operation of any amusement shall be printed and kept posted at both the operator's and signalman's stations. All persons who may use these signals shall be carefully instructed in their use.

6.4.3 Signals for movement or operation of an amusement device shall not be given until all passengers and other persons who may be endangered are in a position of safety.

6.5 An amusement device shall not be used or operated while any person is so located as to be endangered by it. Areas in which persons may be so endangered shall be fenced, barricaded or otherwise guarded against public intrusion.

6.5.2 Machinery used in or with an amusement device shall be enclosed, barricaded or otherwise effectively guarded against contact. Guards removed for maintenance purposes shall be replaced before normal operation is resumed. Maintenance shall not be conducted while in public use.

6.6 Speed limiting device—An amusement device capable of exceeding its maximum safe operating speed shall be provided with a maximum speed-limiting device which may be either electrical or mechanical.

6.7 Passenger-carrying devices.

6.7.1 The interior and exterior parts of all passenger-carrying amusement devices with which a passenger may come in contact shall be smooth and rounded, free from sharp, rough or splintered edges and corners, with no protruding studs, bolts, screws or other projections which might cause injury.

6.7.2 Interior parts upon which a passenger may be forcibly thrown by the action of the ride shall be adequately padded.

6.7.3 Amusement devices equipped with a safety bar, cage or other mechanically operated restraining device shall be equipped with a retiring cam or other device so designed that the safety bar, cage or other mechanically operated device cannot be released except at the point of loading or unloading; or alternately that the release device is on the exterior of the conveyance, cab or vehicle and is normally actuated by the amusement device operator.

6.7.4 Amusement device which are self-powered and which are operated by a passenger shall have the driving mechanism so guarded and the guards so secured in place as to prevent passengers from gaining access to the mechanism.

6.7.5 Belts, bars, footrests and other equipment as may be necessary for safe entrance and exit and for support while the ride is in operation shall be provided and maintained

in a safe condition. Such equipment and the fastenings shall be of sufficient strength to retain the passengers.

6.7.6 Passenger restraining or containing devices shall be provided and used on any amusement device where centrifugal and other forces or mechanical malfunction could unseat or dislodge a passenger.

6.7.7 Passenger restraining or containing devices used on tubs, cars, chairs, seats, gondolas and other carriers or an amusement device where the forces generated by the action of the ride require retention, restraint or actual physical support of the passenger shall be designed, constructed, installed, and maintained to support the passenger safely. The fastenings shall be of a type which cannot be inadvertently released by the passenger or by an accidental means. Icebox fastenings on a scrambler will not meet this requirement.

6.7.8 Anchorages for the required restraining devices shall have strength at least equal to the strength of the restraining device.

6.8 Passenger tramways.

6.8.1 The standards prescribed by Aerial Passenger Tramways. ANSI B77.1-1976 are adopted as safety standards and shall apply according to the provisions thereof, except that:

6.8.1.1 Sections 1.1 through 1.5, 3.6.4 and 5 of Aerial Passenger Tramways, ANSI B77.1-1976 shall not apply.

6.8.1.2 Each operator engaged in passenger tramway operations shall protect the public by complying with the standards prescribed in 6.8.1.

6.8.1.3 Only technical standards relating to public safety are adopted by any incorporation by reference as prescribed in 6.8.1. Other standards relating to administration and reporting procedures are not adopted.

6.8.1.4 Where any conflict occurs between the standards prescribed in 6.8.1 and these rules, these rules shall prevail.

6.9 Electrical equipment.

6.9.1 All electrical wiring and equipment used for amusement devices or for lighting shall be installed, operated and maintained in accordance with the New York City Electrical Code.

6.9.2 All electrical transformer substations shall be properly enclosed and proper warning signs shall be posted.

6.9.3 Electrical wiring and equipment located outdoors shall be of such quality and so constructed or protected that exposure to weather will not interfere with its normal operation.

6.9.4 Elevated power lines crossing access or other roads within the grounds of a carnival, or amusement park shall be so suspended as to provide a vertical clearance of at least 14 feet from the road surface or 3 feet above any vehicle used within the grounds of a carnival or amusement park. A horizontal clearance of at least three feet shall be provided on each side of the normal passage space of vehicles.

6.9.5 All lamps for general illumination shall be protected from accidental contact or breakage. Protection shall be provided by elevation of at least 7 feet from normal working surface or by a suitable fixture or lampholder with a guard.

6.9.6 Each electrically powered amusement device shall be effectively grounded. The grounding shall be made effective as to all non-current carrying metal parts which may become energized and which are exposed to contact by any person.

6.9.7 PROTECTION OF EMPLOYEES—No employees shall be suffered or permitted to work in such proximity to any part of an electric power circuit that he may contact the same in the course of his work unless he is protected against shock by de-energizing the circuit, grounding it, or guarding it by effective insulation. If the protection is supplied by de-energizing the circuit, the switch controlling the circuit shall be locked out to prevent inadvertent closing.

6.10 AIR COMPRESSORS AND EQUIPMENT—Air compressors, air compressor tanks and equipment used in connection therein shall be designed, constructed, equipped

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and maintained to insure safe operation at all times. They shall be inspected and tested every six months by a qualified person. Air compressor tanks shall be tested to demonstrate that they will sustain a hydrostatic pressure for a period of at least one (1) hour. Such test shall be conducted at the same time as the required periodic inspection and test. A record of each inspection shall be kept and made available to the commissioner. Air compressor tanks and other air receivers used in connection with air compressors shall have the maximum allowable working pressure conspicuously marked thereon. Refer to Rule 6.11.

6.11 FIRE PREVENTION—The New York City Fire Prevention Code shall be applicable to this section.

6.11.1 Fabrics constituting part of an amusement device shall be flame resistant to meet the following field test: The application of a flame from a three-quarter inch paraffin candle for a period of one minute which does not cause the fabric to flash, nor support combustion, nor continue to flame for more than two seconds or glow for more than thirty seconds after removal of the test flame.

6.11.2 Approved fire extinguishers shall be provided where necessary to secure reasonable and adequate protection from fire hazards.

6.11.3 Flammable waste such as oily rags and other flammable materials shall be placed in covered metal containers which shall be kept in easily accessible locations. Such containers shall not be kept at or near exit.

6.11.4 Gasoline and other flammable liquids and flammable gases when stored shall be kept in reasonably cool and ventilated places. Such liquids shall be in approved containers. Smoking and the carrying of lighted cigars, cigarettes or pipes is prohibited in any area where such liquids or gases are stored or are transferred from one container to another.

6.12 Load tests.

6.12.1 No passenger-carrying amusement device of the following types shall be used or put into normal operation until it has withstood an annual load test without failure in any material respect:

6.12.1.1 Devices having suspended passenger seats or spaces:

6.12.1.2 Devices normally operated at speeds or with movements creating severe gravity, inertial or centrifugal forces;

6.12.1.3 Devices so elevated that structural failure is likely to cause passengers to be injured by falling;

6.12.1.4 Devices as to which the commissioner has ordered such a test upon finding it necessary to assure safety.

6.12.2 Each passenger seat or space shall be weighted with at least 150 pounds dead weight, except that in a ride intended only for small children, each seat or space shall be weighted with at least 75 pounds. While so loaded the ride shall be operated at maximum normal speed as to the test the full operation of all control devices, anti-rollback devices, speed limiting devices, brakes and other equipment provided for safety. The device shall withstand the test without failure in any material respect. The soil and the foundation shall not show signs of inadequacy.

6.12.3 Unless a load test is made in the presence of the Commissioner, the owner of the device shall cause to be filed with the Commissioner a statement by either (1) the manufacturer of the device, or (2) an insurance carrier lawfully doing business in this State and carrying public liability insurance on the device, or (3) a qualified licensed professional engineer or registered architect showing whether the device withstood the test without failure in any material respect and setting forth such other relevant information as the Commissioner may require. Until such a statement is so filed it shall be presumed that the device has not withstood the test as required.

6.12.4 A load test complying with 6.12.3 when performed in another jurisdiction shall be deemed acceptable; provided:

6.12.4.1 The statement required by 6.12.3 is substantially equivalent and the information therein is verified by a licensed professional engineer or registered architect.

6.12.4.2 The jurisdiction enforces rules substantially equivalent to this Section, and

6.12.4.3 A copy of the statement is furnished to the Commissioner.

6.12.5 If the device fails to withstand a load test it shall be deemed unsafe and shall not be used until and unless it has withstood a subsequent load test without failure in any material respect. If the device has withstood a load test without failure in any material respect, it shall be required to be so tested again before going into normal operation only if rebuilt or modified or if there are reasonable grounds to believe that a further test is necessary before the next required load test to assure safety and the Commissioner orders such test to be made.

6.13 Identification and rating plates.

6.13.1 Every amusement device shall be identified by the name and address of the manufacturer, a trade or descriptive name; an identification number; its model number, if any; the maximum safe number of passengers and the maximum safe speed.

6.13.2 The required information shall be legibly impressed on a metal plate or equivalent and readily visible and legible at all times.

6.13.3 Information other than the identification and model number may be kept in an office on the same premises.

6.14.1 If an amusement device which has withstood a load test as required is thereafter materially rebuilt or so modified as to change its original action:

6.14.1.1 The device shall be identified by a different name or identification number or both.

6.14.1.2 The device shall be subject to all other provisions of this Chapter as if it were a new device not previously used.

6.15.1 The assembly and disassembly of an amusement device shall be done by or under the immediate supervision of a person experienced and instrumental in the proper performance of such work in respect to the device or structure.

6.15.2 Assembly work shall be performed in a proper and workmanlike manner. Parts shall be properly aligned, and shall not be bent, distorted, cut or otherwise injured to force a fit. Parts requiring lubrication shall be lubricated in course of assembly and as required during operation. Fastening and locking devices, such as bolts, cap screws, cotter pins and lock washers shall be installed where required for safe operation. Nuts shall be drawn tight, cotter pins shall be spread and lock nuts firmly set.

6.15.3 Parts which are excessively worn or which have been materially damaged shall not be used. Close visual inspection of parts shall be made during assembly to discover such wear or damage and immediate inspection of fastening devices shall be made after assembly to assure that they have been properly installed.

6.15.4 Persons engaged in the assembly or disassembly of amusement devices shall be provided with and shall use tools of proper size and design to enable the work to be done in a proper manner. Broken, damaged and unsuitable tools shall not be used.

6.15.5 Assembly and disassembly of amusement devices shall be done under light conditions sufficient to permit the work to be properly performed and inspected.

6.15.6 A sufficient number of persons to do the work properly shall be engaged for the assembly or disassembly of amusement devices. Persons not so engaged shall be prevented from entering the area in which the work may create a hazard.

6.15.7 The owner of an amusement device shall comply with the manufacturer's construction manual for the assembly and disassembly of the device. The manufacturer's construction manual shall be kept with the amusement device and shall be available for use by the Division.

6.16 Amusement devices, access thereto, and means of egress therefrom, shall while in operation or occupied, be provided with illumination by natural or artificial means sufficient to guard against injuries to the public.

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PART III OPERATION

7.0 Notice

7.0.1 No amusement device shall be used at any time or location unless prior notice of intent to use the same has been given to the Commissioner.

7.0.2 Notice of planned schedules shall (1) be in writing, (2) identify the device, (3) state the intended dates and locations of use, and (4) be given to the borough elevator division at least five days before the first intended date of use.

7.1 Daily inspection and test

7.1.1 An amusement device shall be inspected and tested on each day before it is intended to be used. The inspection and test shall be made by a qualified person experienced and instructed in the proper assembly and operation of the device and shall be performed before the device is put into normal operation.

7.1.2 The inspection and test shall include the operation of control devices, speed-limiting devices, brakes and other equipment provided for safety.

7.1.3 A record of each inspection and test shall be made at once, upon completion of the test, and shall be kept with the device and available to the Commissioner for at least one year.

7.2 Inspection after assembly and disassembly.

7.3 Prohibited use.

7.4 LOCATION OF CONTROLS—Controls for the starting and stopping of amusement devices shall be so located that the operator of the device has a clear view of the point at which passengers are loaded and unloaded.

7.5 CONTROL OF OPERATION—Amusement devices shall be operated only by designated competent operators who have secured a Certificate of Competence from the Commissioner in accordance with the provisions of Section C26-1804.1 of the Administrative Code.

7.5.1 The device operator shall operate no more than one device at any given time.

7.5.2 The device operator shall have knowledge of the use and function of all normal and emergency operating controls and the proper use of the device.

7.5.3 The device operator shall be in the immediate vicinity of the operating controls during operation and no other person shall be suffered or permitted to handle such controls during normal operations. This provision shall not apply to amusement devices designed to be operated or controlled safely by a passenger.

7.5.4 The device operator shall not operate any device when under the influence of alcohol or drugs.

7.5.5 The device operator shall operate the device in accordance with the manufacturer's operating manual. The manufacturer's operating manual shall be kept with the amusement device or in an office on the same premises and shall be available for use by the Division.

7.5.6 The device operator shall lock-out the electrical disconnect switch when restoration of electrical power to amusement device could create a hazard to persons during the performance of maintenance, repair, inspection or an emergency evacuation of passengers, and insure that it remains lock-out until such time that restoration of power will not create hazard.

7.6 Overload and overspeed.

7.6.1 An amusement device shall not be overcrowded, or loaded in excess its safe carrying capacity.

7.6.2 An amusement device shall not be operated at an unsafe speed or at a speed beyond that recommended by the manufacturer.

7.7 WIND AND STORM HAZARD—An amusement device which is exposed to wind or storm shall not be operated under dangerous conditions except to release or discharge occupants.

7.8 UNSAFE—If the Commissioner finds that an amusement device presents an imminent danger, he may attach to said device an UNSAFE notice, warning all persons against the use of the device. Such notice shall not be removed

until the device is made safe, and then only by a representative of the Commissioner. The device shall not be used during the time that the notice is attached.

7.9 Cleanliness

7.9.1 A suitable number of metal containers shall be provided in and around amusement devices. Excessive accumulations of trash or refuse shall be promptly removed.

7.9.2 All parts of amusement devices and temporary structures used by passengers or customers shall be maintained in a clean condition.

7.10 Passenger conduct.

7.10.1 The owner shall have the right to refuse any member of the public admission to a device if his bearing or conduct will endanger himself or other members of the public.

7.10.2 The owner shall have the right to refuse admittance to any device if the intended passenger's health or physical condition makes it unsafe for him to use the device.

7.10.3 The owner shall refuse a passenger seeking admission to an amusement device if the passenger cannot meet a guardian or height restriction if the device is subject to such a restriction. Legible signs to this effect shall be posted in full view of the public seeking admission to the amusement device. Refer to the requirements of the Department of Consumer Affairs.

7.11 Warning signs

7.11.1 Where an amusement device exposes a passenger to high speed, substantial centrifugal force or a high degree of excitement, the owner shall post a conspicuous warning sign at the entrance to the ride advising the public of the risk to passengers.

7.11.2 The sign required by 7.11.1 shall be at least 2 feet by 2 feet in sharply contrasting colors.

7.11.3 The sign required by 7.11.1 shall read as follows or express an equivalent warning.

The following people should not ride this amusement device:

1. Those under influence of alcohol.
2. Those under influence of narcotics.
3. Those with heart conditions.
4. Pregnant women.
5. Handicapped people.
6. Those subject to motion sickness.
7. Those with back ailments.

7.11.4 The following additional signs may be required to be posted:

7.11.4.1 "Passengers shall remain seated until device comes to complete halt!"

7.11.4.2 "No Standing!"

7.11.4.3 "No Smoking!"

7.11.4.4 "No Food or Drink!"

Part IV—Building and Structures as Part of Amusement Device

8.0 SCOPE—This part shall apply to the construction of buildings and structures that are a functional part of an amusement device. To be a functional part of an amusement device, the building or structure shall be a contributing factor to the amusement, pleasure, thrill or excitement of the device.

8.1 CONSTRUCTION—Building Code Occupancy group classification Assembly, designation F-2, shall apply to buildings and structures constructed according to this part.

These standards are to be effective March 1, 1980.

857-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in twenty-eight (28) ounce plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

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APPEARANCES—

For Applicant: None

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf..... 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Walsh.. 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 14, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Country Peddler Lamp Oil' a Combustible mixture with a flash point of 174°F (TOC) in containers as follows: 28 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *DISAPPROVED*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or cap."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated June 14, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Country Peddler Lamp Oil" in 28 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 857-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

858-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Country Peddler Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta, Commissioner Walsh .. 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 14, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Country Peddler Lamp Oil' a Combustible mixture with a flash point of 174°F (TOC)

in containers as follows: 32 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 14, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Country Peddler Lamp Oil" in 32 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 858-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

859-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in twenty-eight (28) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap containers not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner
Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 15, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Victorian Lamp Oil' a Combustible mixture with a flash point of 174°F (TOC) in containers as follows: 28 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the containers were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 15, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall

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apply to "Victorian Lamp Oil" in 28 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 859-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

860-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Victorian Lamp Oil" in thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene cap. Containers not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 15, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Victorian Lamp Oil' a Combustible mixture with a flash point of 174°F (TOC) in containers as follows: 32 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 15, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Victorian Lamp Oil" in 32 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 860-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

861-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.
SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1

28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 15, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Orient Trader Lamp Oil' a Combustible mixture with a flash point of 176°F (TOC) in containers as follows: 28 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 15, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Orient Trader Lamp Oil" in 28 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 861-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

862-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979 appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Orient Trader Lamp Oil", thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap containers not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 15, 1979 and July 16, 1979, on Folder #122-Pending, reads:

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"We regret to inform you that your application to register your product 'Orient Trader Lamp Oil' a Combustible mixture with a flash point of 176°F (TOC) in containers as follows: 32 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. 019-62.0.b of the N. Y. C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 15, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Orient Trader Lamp Oil" in 32 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 862-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

863-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Antique Charm Lamp Oil" thirty-two ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 14, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Antique Charm Lamp Oil' a Combustible Mixture with a flash point 173°F (TOC) in containers as follows: 32 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixture be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 14, 1979 and July 16, 1979 acting on Folder Number

122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Antique Charm Lamp Oil" in 32 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 863-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

864-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Olde Village Lamp Oil" twenty-eight (28) ounce, plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulation of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 14, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Olde Village Lamp Oil' a Combustible mixture with a flash point of 175°F (TOC) in containers as follows: 28 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N. Y. C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 14, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Olde Village Lamp Oil" in 28 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 864-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

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865-79-A

APPLICANT—J. Gilbert Haller for Kaadan Limited, owner.

SUBJECT—Application July 26, 1979—appeal from a decision of the Fire Commissioner, re-packaging of inflammable mixture known as "Olde Village Lamp Oil" thirty-two (32) ounce plastic container with CR-1 28MM/400 Talc Filled Polypropylene Cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 14, 1979 and July 16, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Olde Village Lamp Oil' a Combustible mixture with a flash point of 175°F (TOC) in containers as follows: 32 oz. Plastic Container with CR-1 28MM/400 Talc Filled Polypropylene Cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 14, 1979 and July 16, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "July 26, 1979", 1 sheet and "February 1, 1980", 1 sheet, that the modification shall apply to "Olde Village Lamp Oil" in 32 ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 865-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

1215-79-A

APPLICANT—S. M. Limoggio for Howard Johnson's, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—247-21 Northern Boulevard, northwest corner of 247th Street, Block 8117, Lot 39, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1979, on N.B. Applic. #279/79, reads:

"1. When nearest feasible connection to storm or combination public sewer is not within 500 feet of bldg. site; no more than 50% of storm water run-off may be disposed of on-site; the remainder must be conveyed by sewers to a point of disposal off-site, as per P110.2(C-5)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 15, 1979, acting on N.B. Applic. #279/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "November 29, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwartz, Jr.

For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

MINUTES

ACTION OF BOARD—Hearing reopened and laid over to February 13, 1980, at 2 P.M., for decision; hearing closed.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of reviewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwartz, Jr.
For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

ACTION OF BOARD—Hearing reopened and laid over to March 4, 1980, at 2 P.M., for continued hearing.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr.
For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

ACTION OF BOARD—Hearing reopened and laid over to March 4, 1980, at 2 P.M., for continued hearing.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novel- ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr.
For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

ACTION OF BOARD—Hearing reopened and laid over to March 4, 1980, at 2 P.M., for continued hearing.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of Eighth Avenue, Block 1014, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwarz, Jr.
For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

ACTION OF BOARD—Hearing reopened and laid over to February 13, 1980, at 2 P.M., for decision; hearing closed.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr., for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet east of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwartz, Jr.
For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

ACTION OF BOARD—Hearing reopened and laid over to March 4, 1980, at 2 P.M., for continued hearing.

540-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Michael Zaffa- rano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph J. Schwartz, Jr.
For Opposition: Michael Ketrang.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4
Negative: 0
Absent: Vice Chairman Agusta and Commissioner
Walsh 2

MINUTES

ACTION OF BOARD—Hearing reopened and laid over to March 4, 1980, at 2 P.M., for continued hearing.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Sheldon Lobel.

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for continued hearing.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed. Lauria.

ACTION OF BOARD—Laid over to March 4, 1980, at 2 P.M., for hearing, at the request of the applicant.

821-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Sheldon Lobel.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to March 4, 1980, at 2 P.M., hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbitts Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to March 4, 1980, at 2 P.M., hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to March 4, 1980, at 2 P.M., hearing closed.

877-79-A

APPLICANT—Alphonse J. Calvanico, for Abe Gartenbaum, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Shirley Avenue, north side, 227.01 feet east of Holdridge Avenue, Block 6367, Lot 48, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

878-79-A

APPLICANT—Alphonse J. Calvanico for Kack Borg, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Shirley Avenue, north side, 187.01 feet east of Holdridge Avenue, Block 6367, Lot 50, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner

Walsh 2

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

1202-79-A

APPLICANT—Alphonse J. Calvanico for Alfred Harris, owner.

MINUTES

SUBJECT—Application November 27, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—832 Edgegrove Avenue, southeast corner of Macy Avenue, Block 6833, Lot 8, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

1207-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-45 6th Avenue, north side, 176.57 feet west of College Place, Block 3936, Lot 71, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1208-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-47 6th Avenue, north side, 154.89 feet west of 6th Avenue, Block 3936, Lot 70, College Point, Borough of Queens.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1209-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated.

SUBJECT—Application November 27, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-49 6th Avenue, north side, 133.21 feet west of College Place, Block 3936, Lot 68, College Point, Borough of Queens.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

1210-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-51 6th Avenue, north side, 103.26 feet west of College Place, Block 3936, Lot 67, College Point, Borough of Queens.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf..... 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

ACTION OF BOARD—Laid over to February 13, 1980, at 2 P.M., for decision, hearing closed.

Adjourned: 5:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted January 8, 1980 and printed in Bulletin Nos. 1 thru 3, Volume LXV under Calendar Number 314-78-BZ is hereby corrected to read as follows:

314-78-BZ

APPLICANT—Martyn and Don Weston for 704 Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 18, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the enlargement in floor area and conversion of an existing manufacturing and commercial structure into a multiple dwelling and joint living/working quarter.

PREMISES AFFECTED—704-712 Greenwich Street, west side, 19 feet north of West 10th Street, Block 631, Lots 19 and 22, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Donald Weston, Austin Lober and Allen Daniel.

For Opposition: Doris Diether.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2M recommended denial of the application on January 8, 1980; and

WHEREAS, this application was granted by the Board on July 18, 1978 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 18, 1978 by adding thereto:

“To permit a superintendent’s/janitor’s apartment in the cellar of premises 704-712 Greenwich Street, and that the maximum number of rooms be limited to 122½, substantially as shown on revised drawing of proposed conditions marked ‘Received November 7, 1979’—one sheet; *on condition* that except for the required adequate adjacent space that the superintendent’s/janitor’s apartment shall comply with Section 34 of the Multiple Dwelling Law; that substantial construction shall be completed within one year from the date of this amended resolution, and that other than as herein amended, the resolution above cited shall be complied with in all respects.” (Alt. 107-78)

* In the Resolved section of the resolution the words, “except for the required adequate adjacent space that”, have been included to correct the resolution.

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OF THE CITY OF NEW YORK

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No. 8

DIRECTORY

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AVRIL H. LATHAM, *Chief Clerk*

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed Up to February 13, 1980

<i>Cal. No.</i>	<i>Dept.</i>	<i>Premises Affected</i>
122-80-A	B.M.	423 Broome Street, south side, 50.0 feet east of Crosby Street, Block 473, Lot 35, Borough of Manhattan. Alt. #161/77. re- proposed conversion of building, NFP construcion seven story, exceeding 88 feet in height although wet sprinklered is still Cont. to Sec. 277(2)(b) of Multiple Dwelling Law.
123-80-A	B.M.	876-880 Third Avenue, 163-167 East 53rd Street, northwest corner, Block 1308, Lot 33, Borough of Manhattan. N.B. #174/80. re- proposed openings in exterior walls on lot line required to be ¾ hour rated as per table 3-4 and Section C26-503.1(a).
124-80-BZ	B.M.	615-629 Avenue of the Americas, northwest corner of West 18th Street, Block 794, Lot 30, Borough of Manhattan. Alt. #1452/79. re- proposed change of use from manufacturing use group 17 to residential use group 2 in M1-5 dist. Contrary to Sec. 42-10ZR. Note no zoning guidance for residents use in M1-5 Dist.
125-80-BZ	B.S.I.	4210 Arthur Kill Road, east side, 120 feet north of Storer Avenue, Block 7315, Lot 7 Charleston Kreischerville, Borough of Staten Island, N.B. #2273/79 re- proposed portable building to be used as a classroom accessory to an existing public school which is a non-conforming use located in an M2-1 zoning dist. Cont. to Secs. 42-1-ZR and 52-41-ZR, the proposed additional portable building to be used as a classroom is not in substantial conformance with the variance previously granted by the Board of Standards and Appeals under Calendar #633-72BZ.
126-80-BZ	B.S.I.	4210 Arthur Kill Road, east side, 120 feet north of Storer Avenue, Block 7315, Lot 7 Charleston Kreischerville, Borough of Staten Island, N.B. #2274/79. re- proposed portable building to be used as a classroom accessory to an existing public school which is a non-conforming use located in an M2-1 zoning dist. is Cont. to Secs. 42-10ZR and 52-41ZR. The proposed additional portable building to be used as a classroom is not in substantial conformance with the variance previously granted by the Board of Standards and Appeals under Calendar #633-72-BZ.
127-80-A	F.D.	re- packaging of combustible mixture known as "Hollowick Lamp Fuel" in a 5 gallon 90 mill plastic, containers are not in compliance with the Administrative Code.
128-80-A	B.Q.	43-16 Crescent Street, west side, 66.00 feet north of 44th Street, Block 535, Lot 21, Long Island City, Borough of Queens. Misc. #489/79. re- proposed installation of a tank containing inflammable volatile oils which is not at least 2-0 below the cellar floor, of foundation walls is Cont. to Secs. C19-59.0, C19-69.0 (0-2) of the Fire Prevention Code.
129-80-A	B.S.I.	74 Tyndale Street, south side, 100.02 feet west of Barclay Avenue, Block 6403, Lot 45, Annadale, Borough of Staten Island. N.B. #2317/79. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law; proposed storm water disposal (Local Law #7).
130-80-A	B.S.I.	762 Woodrow Road, south side, 63.19 feet east of Belfield Avenue, Block 6273, Lot 4, Huguenot, Borough of Staten Island. N.B. #2033/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

131-80-A—B.S.I.—766 Woodrow Road, southeast corner of Belfield Avenue, Block 6273, Lot 1, Huguenot, Borough of Staten Island. N.B. #2034/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

132-80-A—B.S.I.—241 Woodrow Road, west side, 2171.99 feet north of Sherrill Avenue, Block 5720, Lot 42, Woodrow, Borough of Staten Island. N.B. #1580/79. re- proposed use of drywells for the disposal of storm water (Local Law #7).

133-80-A—B.S.I.—725 Barlow Avenue, north side, 420.41 feet east of Drumgoole Road East, Block 5612, Lot 128, Eltingville, Borough of Staten Island. N.B. #1873/79, re- proposed use of drywells for the disposal of storm water (Local Law #7).

134-80-A—B.S.I.—94 Macon Avenue, south side, 311.97 feet east of Drumgoole Road East, Block 5612, Lot 167, Eltingville, Borough of Staten Island. N.B. #1873/79, re- proposed use of drywells for the disposal of storm water (Local Law #7).

135-80-A—B.S.I.—715 Barlow Avenue, north side, 520.41 feet east of Drumgoole Road East, Block 5612, Lot 123, Eltingville, Borough of Staten Island. N.B. #1872/79, re- proposed use of drywells for the disposal of storm water (Local Law #7).

136-80-A—B.Q.—99-11 Ditmars Boulevard, 100-15 Ditmars Boulevard, northwest corner of 22nd Avenue, Block 1634, Lots 1, 99 and 101, East Elmhurst, Borough of Queens. Alt. #50/80, re- proposed floor area ratio exceeding 1.00 for a commercial building located in a C2-2 zone, mapped within a residential R3-2 dist. penetration of the proposed addition within the sky exposure plane. Cont. to Secs. 33-121ZR and 33-441ZR.

137-80-BZ—B.S.I.—81 Piedmont Avenue, northeast corner of Vista Place, Block 3042, Lot 9, Grasmere, Borough of Staten Island. Community Board #1S.I. Alt. #323/79, re- proposed subdivision of an existing lot consisting of two tax lots ownership will create a zoning lot, subdivision which creates a side yard. Contrary to Secs. 23-32ZR and 23-461ZR.

138-80-BZ—B.S.I.—85 Piedmont Avenue, east side, 40.38 feet south of Vista Place, Block 3042, Lot 7, Grasmere, Borough of Staten Island. N.B. #2220/79. re- proposed construction of a two family dwelling in an R3-1 zoning dist. on a lot with an area of an open space ratio, floor area ratio, and lot area per room. Cont. to Sections 23-32ZR, 23-141ZR, and 23-222ZR.

139-80-A—B.S.I.—195 Bayview Avenue, east side, 1046.06 feet south of Florence Place, Block 6710, Lot 18, Princess Bay, Borough of Staten Island. Alt. #298/79. re- proposed building not fronting on a legally mapped street; Sec. 36, Art 3, of the General City Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

MARCH 18, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 18, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

522-54-BZ

APPLICANT—Allen B. Terjesen for Jowin, Incorporated, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from one family dwelling to funeral home and to permit the parking of twenty motor vehicles and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan Boulevard, northeast corner of Great Kills Road, Block 5131, Lot 1, Great Kills, Borough of Staten Island. Community Board #3S.I.

739-76-BZ

APPLICANT—McGee and Morsellino for Cord-Meyer Development Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-35 of the Zoning Resolution, permitting in a C4-1 district, within an existing shopping center, the conversion of a retail store into an amusement arcade.

PREMISES AFFECTED—212-65 26th Street, northwest corner of Bell Boulevard, Block 5900, Lot 2, Bayside, Borough of Queens. Community Board #7Q.

542-78-BZ

APPLICANT—Robert D. Sherard for Corona Congregational Church, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent, permitting in an R5 district, the construction of an off-site accessory parking facility for a community center that exceeds the distance from the principal site.

PREMISES AFFECTED—34-12 102nd Street, west side, 100 feet south of 34th Avenue, Block 1735, Lot 12, Corona, Borough of Queens.

869-78-BZ

APPLICANT—Samuel H. Lindenbaum for New York University Institute of Fine Arts, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the reconstruction of a six story community facility structure that increases the degree of non-compliance in lot coverage and rear yard encroachment.

PREMISES AFFECTED—14 East 78th Street, south side, 220.11 feet east of Fifth Avenue, Block 1392, Lot 163, Borough of Manhattan.

776-79-A

APPLICANT—Samuel J. Kisseloff for F.O.S. Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

339-79-BZ

APPLICANT—John M. Burnes, III for Madison Park Loft Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing twelve story building from lofts into a multiple dwelling.

PREMISES AFFECTED—22-24 West 26th Street, south side, 259 feet west of Broadway, Block 827, Lot 60, Borough of Manhattan. Community Board #5M.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification or revocation of the resolution of November 29, 1977—decision of the Borough Superintendent previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

627-70-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for George Angelastro, owner; Vincent Scalamandre, lessee.

SUBJECT—Application for consideration—to reopen and restore to the Calendar by the Board to reconsider for possible modification of the resolution of September 12, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-2 district in an existing one story building occupied as a restaurant addition to the uses to include cabaret.

PREMISES AFFECTED—2148 to 2150 Flatbush Avenue, west side, 140 feet south of Quentin Road, Block 7889, Lot 49, Borough of Brooklyn. Community Board #18BK.

ZONING CASES

309-79-BZ

APPLICANT—Solomon Sheer for Derf Development Corporation, owner.

SUBJECT—Application March 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City

CALENDAR

Charter, to permit in a C2-5 within an R8 district, on a plot previously before the Board, the erection of a twelve story and penthouse multiple dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room and penetrates the sky exposure plane

PREMISES AFFECTED—523-527 East 80th Street, north side, 148 feet east of East End Avenue, Block 1577, Lot 15, Borough of Manhattan. Community Board #8M.

872-79-BZ

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter to permit in an R6 district, the conversion of a three story building presently under construction from a two family dwelling with doctors offices into a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—1315 Avenue O, north side, 60 feet west of East 14th Street, Block 6751, Lot 52, Borough of Brooklyn. Community Board #14BK.

873-79-A

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1314 Avenue O, north side, 60 feet west of East 14th Street, Block 6751, Lot 52, Borough of Brooklyn.

874-79-BZ

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in an R6 district, the conversion of a three story building presently under construction from a two family dwelling with doctors offices into a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—1319 Avenue O, north side, 40 feet west of East 14th Street, Block 6751, Lot 51, Borough of Brooklyn. Community Board #14BK.

875-79-A

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1319 Avenue O, north side, 40 feet west of East 14th Street, Block 6751, Lot 51, Borough of Brooklyn.

1166-79-BZ

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with less than the required lot area and lot width, the erection of a three story, two family dwelling that exceeds the

permitted floor area ratio, has less than the required open space ratio, encroaches into the required side yards, penetrates the sky exposure plane and with accessory parking within the front yard.

PREMISES AFFECTED—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Borough of Queens. Community Board #13Q.

1167-79-A

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Floral Park, Borough of Queens.

1168-79-BZ

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with less than the required lot area and lot width, the erection of a three story, two family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches into the required side yards, penetrates the sky exposure plane and with accessory parking within the front yard.

PREMISES AFFECTED—84-11 263rd Street, east side, 122.50 feet south of Hillside Avenue, Block 8793, Lot 15, Borough of Queens. Community Board #13Q.

1169-79-A

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84-11 263rd Street, east side, 122.50 feet south of Hillside Avenue, Block 8793, Lot 15, Floral Park, Borough of Queens.

1222-79-BZ

APPLICANT—Sheldon Lobel for Rego Crescent Corporation and Stanley Becker, owner, Daniel Rubin, Contract Vendee.

SUBJECT—Application December 6, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story and mezzanine warehouse and office building.

PREMISES AFFECTED—153-66 Rockaway Boulevard, northwest corner of 136th Avenue, Block 12136, Lots 32, 35, 37, 40, 42, 44 and 45, Jamaica, Borough of Queens. Community Board #12Q.

48-80-BZ

APPLICANT—Joseph Marini for Edith B. Kutz, owner.

SUBJECT—Application January 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the alteration and enlargement at an existing theatre and the change in occupancy into a roller skating rink that creates non-compliance in floor area ratio and the loading requirements.

CALENDAR

PREMISES AFFECTED—4214-A White Plains Road, east side, 57 feet south of East 234th Street, Block 4997, Lot 61, Borough of The Bronx. Community Board #12BX.

ALAN D. GERSHUNY, *Executive Director*

MARCH 18, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, March 18, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

142-80-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated February 1, 1980 and received February 15, 1980.

SUBJECT—Modification of Reference Standard RS 10-7 (Specifications for Steel Joists and Girders) of the Building Code of the City of New York.

143-80-SA

SUBJECT—Hersey Products Incorporated—waterflow detector valves.

144-80-SA

SUBJECT—B.W.N. Industries—automatic sliding doors.

991-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-139 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

993-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-750 Tile Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulation of the Administrative Code of the City of New York.

995-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-235 Multipurpose Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic, containers not in compliance with the regulations of the Administrative Code of the City of New York.

992-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-139 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

994-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-750 Tile Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulation of the Administrative Code of the City of New York.

996-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-235 Multipurpose Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic, containers not in compliance with the regulations of the Administrative Code of the City of New York.

1218-79-A

APPLICANT—Sheldon Lobel for Gramercy 222 Residents Corporation, owner.

SUBJECT—Application December 3, 1979—appeal from a decision of the Borough Superintendent re- Review of interpretation of zoning matter under Section 77-11.

PREMISES AFFECTED—222 Park Avenue South, northwest corner of East 18th Street, Block 847, Lot 38, Borough of Manhattan.

1268-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Double H Enterprises, Incorporated, owner of premises.

SUBJECT—Application December 28, 1979—for Modification Certificates of Occupancy #2565-Q188925-Q188991 for re- Sprinkler System.

PREMISES AFFECTED—59-01 to 59-07 71st Avenue, north side, 10 feet east of Myrtle Avenue, Block 3508, Lots 46, 47, 48 and 40. Borough of Queens.

35-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. Owner of Premises: Ace Realty Corporation.

SUBJECT—Application January 14, 1980—for Modification of Certificate of Occupancy #37117—re- Sprinkler System.

PREMISES AFFECTED—90-16 to 90-26 37th Avenue, south side, 10 feet west of 91st Street, Block 1478, Lot 6, Jackson Heights, Borough of Queens.

20-80-A

APPLICANT—McGee and Morsellino for Broad Hill, Incorporated, owner, Merit Oil of New York, Incorporated, lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1596 White Plains Road, southeast corner of Tremont Avenue, Block 3952, Lot 8, Borough of Bronx.

21-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re-Self Service Station.

CALENDAR

PREMISES AFFECTED—148-25/27 Liberty Avenue, northwest corner of 150th Street, Block 10033, Lot 20, Borough of Queens.

22-80-A

APPLICANT—McGee and Morsellino for Aaron L. Gitenstein, owner. Merit Oil of New York, Incorporated, lessee.
SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1652/1676 Bushwick Avenue, south side, 200.17 feet east of Conway Street, Block 3476, Lot 60, Borough of Brooklyn.

1079-79-A

APPLICANT—Calvanico Associates for Pietro Giambrone, owner.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—108 Holcomb Avenue, south side, 522.26 feet west of Woodrow Road, Block 6015, Lot 60, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MARCH 25, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, March 25, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

529-69-A

APPLICANT—M. Milton Glass for Tranel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 6, 1980—appeal from a decision of the Fire Commissioner re- elevator in readiness with man operator at all times; previously granted on condition.

PREMISES AFFECTED—236-240 West 27th Street, south side, 235 feet 3½ inches east of 8th Avenue, Block 776, Lot 59, Borough of Manhattan.

739-69-A

APPLICANT—M. Milton Glass for Edwin S. Lowe, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 10, 1980—appeal from a decision of the Fire Commissioner re- elevators in readiness; previously granted on condition.

PREMISES AFFECTED—31 to 37 West 27th Street, north side, 137 feet 7¾ inches west of Broadway, Block 829, Lot 16, Borough of Manhattan.

254-79-A

APPLICANT—M. Milton Glass for 207 East 37th Street, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- elevator in readiness; previously granted on condition.

PREMISES AFFECTED—424-432 Park Avenue South, 51-53 East 29th Street, northwest corner, Block 859, Lot 39, Borough of Manhattan.

685-78-BZ

APPLICANT—Paul G. Mauch for Helena La Barca, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 27, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 and 73-125 of the Zoning Resolution, permitting in an R2 district, the change in use of an existing one story building from a dwelling and doctor's office into a medical office building.

PREMISES AFFECTED—214-02 24th Avenue, southeast corner of Bell Boulevard, Block 6001, Lot 55, Bayside, Borough of Queens.

296-74-BZ

APPLICANT—Leonard F. Rothkrug for Oakland Jewish Center, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 22, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-452 of the Zoning Resolution, permitting in an R4 district, the construction and maintenance of an off-site accessory parking facility for a community facility.

PREMISES AFFECTED—61-51 to 61-59 220th Street and 220-01 to 220-11 64th Avenue, northeast corner, Block 7610, Lot 46, Bayside, Borough of Queens.

686-78-A

APPLICANT—Paul G. Mauch for Helena L. Barca, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 27, 1980—appeal from a decision of the Borough Superintendent re- proposed conversion from dwelling and doctor's office to a community facility building in a class 4 structure.

PREMISES AFFECTED—214-02 24th Avenue, southeast corner of Bell Boulevard, Block 6001, Lot 55, Borough of Queens.

768-76-BZ

APPLICANT—Samuel J. Kisseloff for 335 West 38th Street Cooperative Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired October 17, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district in an existing twelve story building, the conversion of the second through twelfth floors into joint living working quarters.

PREMISES AFFECTED—335 West 38th Street, north side, 300 feet east of Ninth Avenue, Block 762, Lots 14 and 15, Borough of Manhattan.

992-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Sidney Esikoff, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign.

CALENDAR

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, south side, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx. Community Board #10BX.

506-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Olympia and York Park Plaza Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- partitions, exit, elevator, stairs and escalators, contrary to Building Code; previously granted on condition.

PREMISES AFFECTED—464-466 Lexington Avenue, southwest corner of 46th Street, Block 1300, Lot 14, Borough of Manhattan.

ZONING CASES

911-79-BZ

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application August 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 and C1-5 district, the erection of two additional stories on an existing seven story building that creates non-compliance in floor area ratio, open space ratio, rear yard encroachment and the minimum distance between windows and lot lines.

PREMISES AFFECTED—9 Jones Street, north side, 94.3 feet west of West 4th Street, Block 590, Lot 77, Borough of Manhattan. Community Board #2M.

979-79-BZ

APPLICANT—Nicholas J. Salvadeo for Anthony Cupo, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story retail food store with accessory parking in the open area.

PREMISES AFFECTED—1310 Richmond Avenue, northwest corner of Goethals Road North, Block 1644, Lot 87, Borough of Staten Island. Community Board #1S.I.

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change in use of all floors above the first floor from lofts into joint/living working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

1023-79-BZ

APPLICANT—Leonard F. Rothkrug for Asher J. Scharf and Sylvia Scharf, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Sections 72-01b and 72-21 of the Zoning Resolution, to permit in a C2-21 district, on an existing four story multiple dwelling, the construction of balconies that are not a permitted obstruction within the open space, rear yard or outer court.

PREMISES AFFECTED—4802 12th Avenue, southwest corner of 48th Street, Block 5633, Lot 68, Borough of Brooklyn. Community Board #12BK.

1024-79-A

APPLICANT—Leonard F. Rothkrug for Asher J. Scharf and Sylvia Scharf, owner,

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent re- Balconies.

PREMISES AFFECTED—4802 12th Avenue, 1172 48th Street, southwest corner, Block 5633, Lot 68, Borough of Brooklyn.

1244-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Olympia and York Plaza Company, owners.

SUBJECT—Application December 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of five additional stories on an existing sixteen story and basement commercial building that increases the degree of non-compliance within the sky exposure plane.

PREMISES AFFECTED—464 to 466 Lexington Avenue, northwest corner of East 45th Street, Block 1300, Lots 6 and 14, Borough of Manhattan. Community Board #5M.

1265-79-BZ

APPLICANT—E. Lauria for SRN Corporation, owner.

SUBJECT—Application December 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-1 and R3-2 district, the expansion of the accessory parking facility for a shopping center into the residence district.

PREMISES AFFECTED—1351 Forest Avenue, north side, 60.23 feet east of Barretta Avenue, Block 1052, Lot 1, Port Richmond, Borough of Staten Island. Community Board #1S.I.

ALAN D. GERSHUNY, *Executive Director*

MARCH 25, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon March 25, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor New York N. Y. 10013, on the following matters:

997-79-A

APPLICANT—Eberhard Faber Incorporated, owner.

SUBJECT—Application September 4, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Dab Typing Correction Fluid" in a ½ fluid oz. plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

1043-79-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application September 12, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Gulf Lite Charcoal Starter" two (2) quart plastic bottle oblong with child-resistant recloseable captive cap. Container not in compliance with regulations of the Administrative Code of New York City.

CALENDAR

1046-79-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application September 13, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Cruisemaster Fuel System Antifreeze" Twelve (12) ounce plastic bottle—long neck with pry-off cap container not in compliance with regulations of the Administrative Code of New York City.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation, Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re- Installation of *Oversize* gasoline storage tanks.

23-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent re- proposed conversion to self service gasoline station.

PREMISES AFFECTED—126-142 Flatbush Avenue Ex-

tension, southwest corner of Duffield Street, Block 132, Lot 23, Borough of Brooklyn.

24-80-A

APPLICANT—McGee and Morsellino for Rock Oil Company Incorporated, owner, Merit Oil of New York, Incorporated, Lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1885/1893 Atlantic Avenue, northwest corner of Ralph Avenue, Block 1714, Lots 28 and 30, Borough of Brooklyn.

55-80-A

APPLICANT—Walter T. Gorman for Edmin Realty Corporation, owner.

SUBJECT—Application January 23, 1980—appeal from a decision of the Borough Superintendent re- proposed installation of three (3) four thousand (4,000) gallon gasoline storage tanks.

PREMISES AFFECTED—3320 Hutchinson Avenue, southeast corner of Tillotson Avenue, Block 5256, Lot 40, Borough of The Bronx.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 13, 1980,
10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 29, 1980 were approved as printed in the Bulletin of February 7, 1980, Volume 65, Number 6.

562-63-A

APPLICANT—Arthur C. Kellman for Pen Plaza South Associates, owners.

SUBJECT—Application for consideration—to reopen to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator; previously revoked.

PREMISES AFFECTED—363 Seventh Avenue, northeast corner of West 30th Street, Block 806, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur C. Kellman.

ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

871-67-A

APPLICANT—Arthur C. Kellman for West 25130 Realty Associates, owner.

SUBJECT—Application for consideration—reopening to restore to the Calendar for possible reopening for rehearing—appeal from a decision of the Fire Commissioner re-elevator to be kept in readiness; previously revoked.

PREMISES AFFECTED—251 West 30th Street, north side, 200 feet east of 8th Avenue, Block 780, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur C. Kellman.

ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

4-53-BZ—Vol. II

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, parking and storage of more than five (5) motor vehicles, office, car wash, lubritorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont Avenue, northeast corner of St. Raymonds Avenue, southeast corner of Williamsbridge Road and St. Raymonds Avenue, Block 4076, Lot 12, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Walter T. Gorman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9BX was notified by the applicant on December 12, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 26, 1953, as amended through March 13, 1979, by adding thereto:

"To permit the installation of an additional 30 sq. ft. illuminated, non-flashing, stationary ground sign advertising the brand of gasoline on sale, to be located on the easterly lot line and East Tremont Avenue frontage and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; substantially as shown on revised drawings of proposed conditions marked 'Received December 12, 1979'—two sheets; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (E.S. 221-79)

343-78-BZ

APPLICANT—Tucciarone and DiMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-18 Glenwood Street, west side, 162.26 feet south of West End Drive, Block 8263, Lot 29, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: John DiMilia.

For Opposition: Dennis DeLucia, Mary Ann DeLucia, Norma A. Hayes and Helen Philbin, C.B. #11Q.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the items included in this amendment are to correct the conditions as constructed in the field; and

WHEREAS, the amended items do not create a new non-compliance or increase the degree of any existing non-compliance; and

WHEREAS, this application was granted by the Board on January 23, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 23, 1979, by adding thereto:

MINUTES

"To permit an increase in depth of building from 52' to 53', that the front windows may be changed and to permit interior changes provided that they satisfy the requirement of the Building Department for a one family occupancy, substantially as shown on revised drawings of proposed conditions marked 'Received October 31, 1979'—three sheets; and further as requested in the original resolution dated January 23, 1979 that a deed restriction limiting the occupancy to one family be filed with the Department of Buildings; that the Certificate of Occupancy shall indicate the libre, page and date of such recording of said covenant; and on further condition that ground drainage be contained on the subject premises to the satisfaction of the Department of Buildings before a Certificate of Occupancy be issued; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 10-78)

344-78-BZ

APPLICANT—Tucciarone and DeMilia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-22 Glenwood Street, west side, 206.96 feet south of West End Drive, Block 8263, Lot 31, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: John DiMilia.

For Opposition: Dennis DeLucia, Mary Ann DeLucia, Norma A. Hayes and Helen Philbin, C.B. #11Q.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the items included in this amendment are to correct the condition as constructed in the field; and

WHEREAS, the amended items do not create a new non-compliance or increase the degree of any existing non-compliance; and

WHEREAS, this application was granted by the Board on January 23, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 23, 1979, by adding thereto:

"To permit an increase in depth of building from 52' to 53' and to allow interior changes provided that they satisfy the requirements of the Building Department for a one family occupancy, substantially as shown on revised drawings of proposed conditions marked 'Received October 31, 1979'—three sheets; and further as requested in the original resolution dated January 23, 1979 that a deed restriction limiting the occupancy to one family be filed with the Department of Buildings; that the Certificate of Occupancy shall indicate the libre, page and date of such recording of said covenant; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 11-78)

345-78-BZ

APPLICANT—Tucciarone and Di Milia for Stanley Manor, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district on a plot with less than the required lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—47-26 Glenwood Street, west side, 247.16 feet south of West End Drive, Block 8263, Lot 33, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: John Di Milia.

For Opposition: Dennis DeLucia, Mary Ann DeLucia, Norma A. Hayes and Helen Philbin, C.B. #11Q.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the items included in this amendment are to correct the condition as constructed in the field; and

WHEREAS, the amended items do not create a new non-compliance or increase the degree of any existing non-compliance; and

WHEREAS, this application was granted by the Board on January 23, 1979 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 23, 1979 by adding thereto:

"To permit an increase in depth of building from 52' to 53', that the front facade of building may be modified and to allow interior changes provided that they satisfy the requirements of the Building Department for a one family occupancy, substantially as shown on revised drawings of proposed conditions marked 'Received October 31, 1979'—three sheets; and further as requested in the original resolution dated January 23, 1979 that a deed restriction limiting the occupancy to one family be filed with the Department of Buildings; that the Certificate of Occupancy shall indicate the libre, page and date of such recording of said covenant; and on further condition that scheme alternate "B" front elevation filed February 4, 1980—one sheet, be the acceptable facade design; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 12-78)

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re- Appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel and Arthur C. Kellman.

MINUTES

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Helen Philbin, C.B. #11Q.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum and Francis R. Angelino.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Boxer.

For Opposition: Jeffrey S. Ween.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., Special Order Calendar for continued hearing.

230-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Lazzaro, owner.

SUBJECT—Application May 3, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for the display and sales of new and used cars with accessory repairs.

PREMISES AFFECTED—1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Joseph Lazzaro.

For Opposition: Rose Marie Colombo, Estelle Gratsky, Raymond Andreana and Clara Valereo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for decision; hearing closed.

50-79-BZ

APPLICANT—Samuel H. Lindenbaum for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an MI-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Francis R. Angelino and Jeffrey Gural.

For Opposition: Frank R. Wheeler, Jr.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for decision; hearing closed.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: David C. Winters and Mark Landesman.

For Opposition: Niser Ganz, Eva Ganz and Judith Segal.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for decision; hearing closed.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

MINUTES

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for decision; hearing closed.

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in a M1-6 district, in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Paul Gugliotta, Gustin L. Reichbach, Thomas Tookey, Ronald F. Cascone, Martin W. Davis and Lancon Adair.

For Opposition: Mark S. Rosen, Ira Nerenberg and Anthony Panzarino.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for continued hearing.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for continued hearing.

754-79-BZ

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with three structures, the erection of a two story enlargement to the existing woodworking factory that increases the degree of non-conformity and encroaches on the minimum distance between building.

PREMISES AFFECTED—114-11 14th Road, northeast corner of 114th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Alfonso Duarte.

For Opposition: None.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M. for hearing.

755-79-A

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114-11 14th Road, north side between 114th Street and 115th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M. for hearing.

772-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1121 59th Street, north side, 153.8 feet east of 11th Avenue, Block 5703, Lot 66, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for decision; hearing closed.

773-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1123 59th Street, north side, 174.10 feet east of 11th Avenue, Block 5703, Lot 64, Borough of Brooklyn. Community Board #12BK.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for decision; hearing closed.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: None.

ACTION OF BOARD—Laid over to February 19, 1980, at 10 A.M. for deferred decision.

MINUTES

905-79-BZ

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application August 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing six story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—107 West 25th Street, north side, 100 feet west of 25th Street, Block 801, Lot 30, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Benjamin A. Shafran.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for decision; hearing closed.

1160-79-A

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—107 West 25th Street, north side, 100 feet west of Avenue of the Americas, Block 801, Lot 30, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for decision; hearing closed.

1059-79-BZ

APPLICANT—Louis Lieberman for Aron Kahan, owner.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-3 and R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1619 48th Street, north side, 140 feet east of 16th Avenue, Block 5443, Lot 85, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M. for hearing.

1070-79-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates, Architects owner, Groff Studio Corporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—151 West 28th Street, north side, 100.01 feet east of Seventh Avenue, Block 804, Lot 8, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Shael Shapiro, Jonathan Santlofer, Joy Santlofer, Meredith Wallin, Carolina Varga Dinicu, Leland Wallin, Alvin Sher, Clayton Cruickshank and Anthony Guastella.

For Opposition: Robert Gochfeld, C.P.C., and Suzanne O'Keefe, C.P.C.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M. for continued hearing, additional information to be submitted.

298-79-BZ

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, in an existing seven story building, the conversion of the second through seventh floors into joint living/working quarters for artists.

PREMISES AFFECTED—351/53 Jay Street, east side, 147.7 feet south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 2, 1979, after due notice by publication in the Bulletin; laid over to October 23, 1979; then to November 7, 1979; then to November 20, 1979; then to December 11, 1979; then to January 8, 1980; then to January 29, 1980; then to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1980, acting on Alt. Applic. #1249/1978, reads:

Zoning Resolution

1. The proposed location of studios—Use Group 9—on all floors occupied by Use Group 2, in this case the 2nd floor to 7th floor is contrary to Section 32-422 of Z.R.

Building Code

1. Bed room windows ventilated by lot line windows is contrary to C26-1205.5 of the building code.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, both the studio and residential occupancy are permitted uses in this C6 district; and

WHEREAS, the studio tenancy is accessory to the residential occupancy on the same floor; and

WHEREAS, the uses are similar to an accessory home occupation; and

WHEREAS, there is inadequate loading facilities that makes this structure functionally obsolete for conforming uses; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution,

MINUTES

limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C6-1 district, in an existing seven-story building, the conversion of the second through seventh floors into apartments with accessory studio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 20, 1979", 7 sheets and "February 8, 1980", 6 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that if adjoining plots are developed so as to restrict adequate light and air to the lot line windows, this variance shall automatically lapse; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

299-79-A

APPLICANT—Dominick Salvati and Son for Lidia Properties, Incorporated, owner.

SUBJECT—Application March 20, 1979—appeal from a decision of the Borough Superintendent re- bedroom windows.

PREMISES AFFECTED—351-353 Jay Street, east side, 147 feet 7 inches south of Myrtle Avenue, Block 147, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet Jacobs.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 2, 1979, on Alt. Applic. #1249/78, reads:

"1. Bedroom windows ventilated by lot line windows is contrary to C26-1205.5 of the Building Code."

and
WHEREAS, the premises had a site evaluation by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 2, 1979, acting on Alt. Applic. #1249/1978, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 298-79-BZ; and that all other laws, rules and regulations be complied with.

332-79-BZ

APPLICANT—McGee and Morsellino for Samuel Hofstein, owner.

SUBJECT—Application March 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R3-2 district the construction and maintenance of an accessory parking facility.

PREMISES AFFECTED—43-14 Little Neck Parkway, west side, 324.53 feet north of Northern Boulevard, Block 8129, Lot 44, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Helen Philbin, C.B. #11Q and Anthony Zate.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 9, 1979, after due notice by publication in the Bulletin; laid over to November 20, 1979; then to December 12, 1979; then to January 8, 1980; then to February 5, 1980; then to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1979, acting on N.B. Applic. #17/1979, reads:

"1. The proposed 2 story parking lot attendant building and open parking lot for 126 motor vehicles, Use Group 8, located within a residential R3-2 zone, is contrary to Section 22-00 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the site is an irregular plot fronting on Little Neck Parkway with a depth of approximately 300 feet, most of which is landlocked and difficult to develop with a conforming use; and

WHEREAS, the property is adjacent to a parking area and a commercial district directly south of this site; and

WHEREAS, the proposed parking lot will act as a suitable buffer to the residential area; and

WHEREAS, this parking is a needed facility at this location; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the construction and maintenance of an accessory parking facility *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 7, 1980", 5 sheets; and *on further condition* that this variance shall be limited to a term of ten years; that parking shall be restricted to accessory parking by the neighborhood commercial establishment; that adequate drainage facilities be provided; that gates to this parking facility shall be locked after normal business hours; that lighting be provided and directed away from adjoining plots; and that all laws, rules and regulations applicable be complied with; and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

500-79-BZ

APPLICANT—Wax Bryman Associates for TCA Hudson Street Incorporation, owner, El Diario, La Prensa, lessee.

SUBJECT—Application April 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of the third through eighth floors into apartments.

PREMISES AFFECTED—181-85 Hudson Street, northwest corner of Vestry Street, Block 222, Lot 19, part of 22, Borough of Manhattan. Community Board #1M.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 3, 1978, after due notice by publication in the Bulletin; laid over to September 18, 1979; then to October 9, 1979; then to October 30, 1979; then to November 27, 1979; then to December 11, 1979; then to January 8, 1980; then to January 22, 1980; then to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1979, acting on Alt. Applic. #938/1978, reads:

"3. Proposed conversion of building exceeding 5000 square of lot coverage is contrary to Section 111-103 ZR."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the existing elevators are functionally obsolete for heavy industrial occupancy; and

WHEREAS, the lack of elevators renders the upper floors inadequate for commercial use and serve only the lower portion of the building; and

WHEREAS, the existing commercial space will be occupied with a single tenant with proper safeguards and controls; and

WHEREAS, the Lower Manhattan Mixed Districts permits residential occupancy in loft dwellings; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5LMM district, in an existing eight-story commercial building, the conversion of the fourth through eighth floors into apartments *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 20, 1979", 21 sheets and "December 7, 1979", 2 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that no Building Department permit shall be issued until 31 days after the date of this resolution; that 25 percent of the roof area be allocated as tenant recreational space; that the residential floors shall have approved, double-glazed, sound control windows; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

645-78-BZ

APPLICANT—Joseph P. Morsellino for Franchise Realty Interstate Corporation, owner.

SUBJECT—Application August 9, 1978—decision of the Borough Superintendent, under Section 72-01(b) of the

Zoning Resolution, to permit in a C2-2 district, in conjunction with the creation of a one story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Joseph P. Morsellino.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Cincotta ... 4
Negative: Commissioner Walsh and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; then to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 20, 1979, acting on E. S. Applic. #402/1979, reads:

"1. Area of proposed sign 200 sq. ft. is contrary to Section 32-643 of the Zoning Resolution.

2. Height of proposed sign is contrary to Section 32-655 of the Zoning Resolution in that the height of the proposed sign is 35' 8" above curb level.

3. The area of this sign exceeds the permitted since 49 sq. ft. of sign have been approved under ES 401, 404, 405/78."

and

WHEREAS, the decision of the Borough Superintendent, dated December 20, 1979, acting on E.S. Applic. #403/1979, reads:

"1. Area of proposed sign 36.5 sq. ft. is contrary to Section 32-643 of the Zoning Resolution.

2. The area of this sign exceeds the permitted, since 49 sq. ft. of sign have been approved under ES-401-404 and 405/78."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Philip P. Agusta, R.A. and Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports hardship under Section 72-01(b) of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby grant a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-01(b) of the Zoning Resolution, to permit in a C2-2 district, in conjunction with an existing one-story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 16, 1980", 3 sheets; and *on further condition* that the illuminated Post sign shall be turned off at 11:00 P.M.; that the management turn off the communication device on the drive-in facility at 7 P.M. and replace it with a special telephone device from 7 P.M. to 11 P.M.; that the height of the Post sign be reduced to 29 feet maximum as indicated on the plans; that no Building Department sign permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that

MINUTES

substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

866-79-BZ

APPLICANT—Theodore R. Earne for Delmar Realty Incorporation, owner, Sam Lohl, lessee.

SUBJECT—Application July 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the maintenance of an existing store as a trade school for the grooming of dogs.

PREMISES AFFECTED—265-17 Union Turnpike, northeast corner of 265th Street, Block 8541, Lot 62, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Sam Kohl.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated June 27, 1979, acting on Alt. Applic. #338/1979, reads:

"3. Proposed U.G. 9 in a C1-2 zone is contrary to Section 32-18."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #13Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the maintenance of an existing store as a trade school for the grooming of dogs *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 26, 1979", 6 sheets; and *on further condition* that this variance shall lapse with any change in ownership or control; that there shall be no overnight boarding of animals; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

922-79-BZ

APPLICANT—Sol Niego for Marjorie and Melvin Warren-grand, owner.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, under Section 73-42 of the Zoning Resolution to permit in a C2-3 district, the erection of an enlargement on the first floor of an existing three story that increases the degree of non-compliance in floor area

ratio and the expansion of the existing variety store occupancy into the second floor that will exceed the floor area limitation.

PREMISES AFFECTED—4802/4820 New Utrecht Avenue, southwest corner of 48th Street, Block 5633, Lots 23, 28, 30, 31, 32 and 33, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Sol Niego.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 7, 1979, acting on Alt. Applic. #196/1979, reads:

"1. Proposed alteration to convert and combine the first and second floor of the subject buildings, into one establishment, in this case a variety store, Use Group 6 to exceed 10,000 sq. ft. in area is not permitted as of right in a C2-3 zone under Section 32-15 of Zoning Resolution.

2. The proposed enlargement of the subject building, located in a C2-3 zone on the first floor, increases the degree of non-compliance of the building in maximum floor area and is contrary to Sec. 54-31 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Administrative Engineer Rober Bennett, P.E.; and

WHEREAS, this application was approved by Community Board #12BK, Brooklyn; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-42 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-42 of the Zoning Resolution, to permit in a C2-3 district, the erection of an enlargement on the first floor of an existing three-story structure that increases the degree of non-compliance in floor area ratio and the expansion of the existing variety store occupancy into the second floor that will exceed the floor area limitation *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received August 10, 1979", 11 sheets; that the existing sprinkler system be extended throughout the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

947-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—464 Drumgoole Road West, west side, 90 feet north of Dorval Avenue, Block 5651, Lot

MINUTES

71, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on N.B. Applic. #8882/1978, reads:

"2. The proposed construction of a 3 (three) story 1 (one) family semi-detached residence with a side yard of less than 15' when located in an R3-2 zoning district within the Special South Richmond Development District is contrary to Section 107-462 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one-family dwelling that encroaches on the required side yard for a three-story building in this special district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 23, 1979", 4 sheets; and *on further condition* that a deed restriction limiting the occupancy to a one-family dwelling shall be filed; that the Certificate of Occupancy shall indicate the date, libre and page of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

948-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—466 Drumgoole Road West, west side, 145.83 feet north of Dorval Avenue, Block 5651, Lot 72, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on N.B. Applic. #882/1979, reads:

"2. The proposed construction of a 3 (three) story 1 (one) family semi-detached residence with a side yard of less than 15' when located in an R3-2 zoning district within the Special South Richmond Development District is contrary to Section 107-462 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one-family dwelling that encroaches on the required side yard for a three-story building in this special district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 23, 1979", 4 sheets; and *on further condition* that a deed restriction limiting the occupancy to a one-family dwelling shall be filed; that the Certificate of Occupancy shall indicate the date, libre and page of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

949-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—470 Drumgoole Road West, west side, 119.55 feet north of Dorval Avenue, Block 5651, Lot 74, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on N.B. Applic. #884/1978, reads:

"2. The proposed construction of a 3 (three) story 1 (one) family semi-detached residence with a side yard of less than 15' when located in an R3-2 zoning district within the Special South Richmond Development District is contrary to Section 107-462 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one-family dwelling that encroaches on the required side yard for a three-story building in this special district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 23, 1979", 4 sheets; and *on further condition* that a deed restriction limiting the occupancy to a one-family dwelling shall be filed; that the Certificate of Occupancy shall indicate the date, libre and page of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

950-79-BZ

APPLICANT—Albert Melniker for Taranto Enterprises, Incorporated, owner.

SUBJECT—Application August 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one family dwelling that encroaches on the required side for a three story building in this special district.

PREMISES AFFECTED—472 Drumgoole Road West, west side, 93.29 feet north of Dorval Avenue, Block 5651, Lot 75, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on N.B. Applic. #885/1978, reads:

"2. The proposed construction of a 3 (three) story 1 (one) family semi-detached residence with a side yard of less than 15' when located in a R3-2 zoning district within the Special South Richmond Development District is contrary to Section 107-462 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #3S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 SRD district, the erection of a one-family dwelling that encroaches on the required side yard for a three-story building in this special district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 23, 1979", 4 sheets; and *on further condition* that a deed restriction limiting the occupancy to a one-family dwelling shall be filed; that the Certificate of Occupancy shall indicate the date, libre and page of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

952-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Michael P. Cozzoli, owner.

SUBJECT—Application August 24, 1979—decision of the Borough Superintendent, under Section 73-24 of the Zoning Resolution, to permit in a C2-3 district, in an existing two story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret.

PREMISES AFFECTED—94-96 Avenue U, south side, 60.0 feet east of West 10th Street, Block 7117, Lot 4, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E.

For Opposition: Barbara Wasserman.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh and Commissioner Cincotta 4

Negative: Vice Chairman Agusta and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; then to February 5, 1980; then to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on Alt. Applic. #925/1979, reads:

MINUTES

"1. Proposed change of use from a banquet hall and restaurant, Use Group 9, to an eating and drinking establishment without restrictions on entertainment or dancing, Use Group 12, with accessory office and storage, and banquet hall and restaurant, Use Group 9, with accessory office and storage, in a C2-3 district mapped within an R-5 district is contrary to Section 32-21 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R. A. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #15BK has recommended approval of the application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-241 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and grant a Special Permit under Section 73-241 of the Zoning Resolution, to permit in a C2-3 district, in an existing two-story building occupied as a banquet hall and restaurant with accessory uses, the addition to the occupancy to include cabaret on condition that all work shall substantially conform to drawings filed with this application, marked "Received August 24, 1979", 7 sheets; that this special permit shall be limited to a term of 3 years; that the cabaret use shall be restricted to membership only by persons over the age of 23 years; that sound emission shall be restricted to 5 decibels above ambience to the nearest residential windows; that the hours of operation be limited to from 8:00 P.M. to 2:00 A.M.; that patrons of the cabaret shall not be able to leave and re-enter this establishment without paying a new fee; that sound locked vestibules be provided at the entrance; that Local Law 41/1978 be complied with; that no Building Department permit be issued until 31 days after the date of certification of this resolution; that four security guards be on duty during the cabaret hours; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

1061-79-BZ

APPLICANT—Dominick Salvati and Son for Prudential Insurance Company of America, owner, Mary Catinella-Blueprint Restaurant, Lessee.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a C5-3 district, in an existing 36 story office building, the addition to the uses of the first floor restaurant to include limited cabaret.

PREMISES AFFECTED—100 Park Avenue, northwest corner of East 40th Street, Block 1275, Lot 27, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to January 22, 1980; then to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 28, 1979, acting on Alt. Applic. #897/1979, reads:

"1. The proposed eating and drinking place Use Group 12, on the 15th floor of the building located in C5-3 district is contrary to ZR 32-10 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-01(b) and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C5-3 district in an existing 36-story office building, the addition to the uses of the first floor restaurant to include limited cabaret on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received September 19, 1979", 4 sheets and "January 22, 1980", 1 sheet; and on further condition that this variance shall be limited to a term of 5 years; that the hours of operation for the cabaret use shall be restricted to from 6:00 P.M. to 10:30 P.M. Tuesday through Friday inclusive; that the entertainment shall be limited to one percussion, two woodwind and one stringed instrument with an occasional vocalist; that this variance shall lapse with any change in ownership or control; that sound emission be restricted to 5 decibels above ambience to the nearest residential window; that the premises shall comply with Local Law 41-1978; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1074-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner, Rabbi Chaim J. Tauber, Contract Vendee.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1475 47th Street, north side, 57.6 feet west of 15th Avenue, Block 5624, Lot 47, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

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WHEREAS, the decision of the Borough Superintendent, dated September 20, 1979, acting on N.B. Applic. #44/1978, reads:

"1. Proposed new 3 family M.D. in R-6 zone exceeds the F.A.R. and is deficient in O.S.R. and is therefore contrary to Section 23-14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application, marked "Received September 25, 1979", 6 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1075-79-BZ

APPLICANT—Harry Soled for Abraham Leser, owner.
SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio.

PREMISES AFFECTED—1481 47th Street, northwest corner of 15th Avenue, Block 5624, Lot 46, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 20, 1979, acting on N.B. Applic. #45/1978, reads:

"1. Proposed new 3 family M.D. in R-6 zone exceeds the F.A.R. and is deficient in O.S.R. and is therefore contrary to Sec. 23-14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion of a multiple dwelling that will exceed the permitted floor area ratio and open space ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application, marked "Received September 25, 1979", 6 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 1:55 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 13, 1980,
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

532-78-A

APPLICANT—Ralph J. Schwarz, Jr. for York Amusement Company, Incorporated, owner, Jolar Cinema, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—1487 7th Avenue, west side, 40.5 feet south of 43rd Street, Block 1014, Lot 134, Borough of Manhattan.

APPEARANCES—

For Applicant: Kenneth Small.

For Opposition: Michael Ketrang.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1978, on Alt. Applic. #356/78, reads:

"C6. In accordance with Dept. Memorandum of 10/7/75, the proposed viewing machines constitutes an amusement arcade, U.G. 15, and is not permitted in a C6-7 Zoning District, Z.R. 32-24."

and

WHEREAS, the Board is unable to find and the record does not contain substantial and persuasive evidence in support of Use Group 8 as the appropriate Use Group for viewing machines; and

WHEREAS, it has not been established by the applicant that viewing machines would be appropriately categorized if listed in Use Group 8; and

WHEREAS, the Board finds that the use of said viewing machines is more closely approximating those uses listed in Use Group 15; therefore be it

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Resolved, that the position of the Building Department as expressed in a memorandum of the Commissioner dated October 7, 1975 is affirmed and the application is hereby denied.

536-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Jean Messina and Kathryn Fahy, owner, Queens Paperbook Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—247 West 42nd Street, north side, 237.6 feet east of Eighth Avenue, Block 1014, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Kenneth Small.

For Opposition: Michael Ketrang.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1978, on Alt. Applic. #1013/76, reads:

"C4—In accordance with Dept. Memorandum of 10/7/75, the proposed viewing machines constitutes an amusement arcade, U.G. 15, and is not permitted in a C6-7 Zoning District, Z.R. 32-24."

and

WHEREAS, the Board is unable to find and the record does not contain substantial and persuasive evidence in support of Use Group 8 as the appropriate Use Group for viewing machines; and

WHEREAS, it has not been established by the applicant that viewing machines would be appropriately categorized if listed in Use Group 8; and

WHEREAS, the Board finds that the use of said viewing machines is more closely approximating those uses listed in Use Group 15; therefore be it

Resolved, that the position of the Building Department as expressed in a memorandum of the Commissioner dated October 7, 1975 is affirmed and the application is hereby denied.

766-79-A

APPLICANT—Joseph B. Raia for Emanuel Bolitere, owner.

SUBJECT—Application July 3, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—295 Shirley Avenue, north side, 125.13 feet west of Harold Avenue, Block 6367, Lot 42, Princess Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1979, on N.B. Applic. #1336/77, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers in which discharge is deemed feasible are located within

500 feet of the property is contrary to Section P110.2, (c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 14, 1979 acting on N.B. Applic. #1336/77, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 3, 1979", 1 sheet and "December 4, 1979", 1 sheet and that all laws, rules and regulations shall be complied with.

822-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, for Evelyn Green, et al, Executors, owner.

SUBJECT—Application July 23, 1979—Modification of Certificate of Occupancy #13059 re- sprinkler system.

PREMISES AFFECTED—118-01/21 Metropolitan Avenue, southeast corner of 83rd Avenue, Block 3329, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Ronald Jamron.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated July 19, 1979, to Modify C.O. #13059, reads:

"Application is hereby respectfully made to the Board of Standards & Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to Modify a Certificate of Occupancy in relation to the following building:

118-01/21 Metropolitan Ave.
Queens, N.Y."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the Certificate of Occupancy be modified to require approved thermal and smoke detectors

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with a central office connection be provided in the cellar; that the cellar substantially conform to drawings marked received "February 7, 1980", 1 sheet except that aisles shall be a minimum of 4 feet; that the ventilation provided shall be twice that shown on the plan and that all exit doors leading to the outside from required stairs shall be openable from the inside at all times; and that all other laws, rules and regulations applicable shall be complied with and that substantial construction be completed within one year of the date of this resolution.

881-79-A

APPLICANT—Alphonse J. Calvanico for Borgart Homes, owner.

SUBJECT—Application July 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—622 Sycamore Street, south side, 554.38 feet east of Barclay Avenue, Block 6382, Lot 34, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1979, on N.B. Applic. #1079/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of the storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

WHEREAS, a site evaluation was made by a committee of the Board, consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 18, 1979 acting on N.B. Applic. #1079/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a

properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objections 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 31, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

897-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction Corporation, owner, Seaboard World Airlines, Incorporated, lessee.

SUBJECT—Application July 31, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed enlargement of building in the bed of a mapped street.

PREMISES AFFECTED—145-15 to 145-69 156th Street, northeast corner of 146th Avenue and 145-30 157th Street, Block 10511, Lots 6, 40, 45, 50, 52, 53 and 54, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on Alt. Applic. #1101-76, reads:

"1A—Proposed building lies in the bed of a mapped street. This is contrary to General City Law #35."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on Alt. Applic. #1101/76, Objection No. 1A, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the construction shall substantially conform to drawings marked received "July 31, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

1025-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-30 131st Street, west side, 92.71 feet north of 15th Avenue, Block 4098, Lot 45, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, on N.B. Applic. #95/79, reads:

"12—The proposed 100% on-site Drainage of Storm Water is contrary to Sec. P110.2 of Local Law 7-1974." and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 15, 1979, acting on N.B. Applic. #95/79, Objection No. 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 10, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1026-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-32 131st Street, west side, 71.25 feet north of 15th Avenue, Block 4098, Lot 46, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, on N.B. Applic. #96/79, reads:

"12—The proposed 100% on-site Drainage of Storm Water is contrary to Sec. P110.2 of Local Law 7-1974." and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 15, 1979, acting on N.B. Applic. #96/79, Objection No. 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer

is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 10, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1027-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Appication September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-34 131st Street, west side, 53.25 feet north of 15th Avenue, Block 4098, Lot 47, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, on N.B. Applic. #97/79, reads:

"12—The proposed 100% on-site Drainage of Storm Water is contrary to Sec. P110.2 of Local Law 7-1974." and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 15, 1979, acting on N.B. Applic. #97/79, Objection No. 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 10, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1028-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Application September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—14-36 131st Street, west side, 31.79 feet north of 15th Avenue, Block 4098, Lot 48, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, on N.B. Applic. #98/79, reads:

"12—The proposed 100% on-site Drainage of Storm Water is contrary to Sec. P110.2 of Local Law 7-1974." and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 15, 1979, acting on N.B. Applic. #98/79, Objection No. 12 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 10, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1029-79-A

APPLICANT—McGee and Morsellino for Jozelle Homes, owner.

SUBJECT—Applicant September 10, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14-38 131st Street, northwest corner of 15th Avenue, Block 4098, Lot 49, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, on N.B. Applic. #99/79, reads:

"12. The proposed 100% on-site Drainage of Storm Water is contrary to Sec. P110.2 of Local Law 7-1974." and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 15, 1979, acting on N.B. Applic. #99/79,

Objection No. 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 10, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

1173-79-A

APPLICANT—M. Milton Glass for 333 7th Avenue Realty Company, owner.

SUBJECT—Application November 8, 1979—appeal from an administrative decision, re- Sprinkler System.

PREMISES AFFECTED—319-335 Seventh Avenue, 155 West 28th Street, 154 West 29th Street, northeast, Block 804, Lots 1-8, and 72-76, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Department, dated October 31, 1979, on Folder #130782.01, reads:

"In reply to your request of October 3, 1979 for a Quick Response Elevator Service at the above premises is *hereby denied*." and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner dated October 31, 1979, acting on Folder #130782.01, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years from the date of this resolution on condition that an approved agency, namely the Quick Response Service in accordance with Cal. #630-56-G.R. be installed; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings marked received "November 8, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

1207-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

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PREMISES AFFECTED—119-45 6th Avenue, north side, 176.57 feet west of College Place, Block 3936, Lot 71, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1979, on N.B. Applic. #352/79, reads:

"1. The proposed 100% on-site disposal of storm water is contrary to Sec. P110.2(c) of Local Law 7 of 1974."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 16, 1979, acting on N.B. Applic. #352/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "November 27, 1979", 1 sheet and "January 31, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

1208-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—An appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-47 6th Avenue, north side, 154.89 feet west of 6th Avenue, Block 3936, Lot 70, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1979, on N.B. Applic. #353/79, reads:

"1. The proposed 100% on-site disposal of storm water is contrary to Sec. P110.2(c) of Local Law 7 of 1974."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 16, 1979, acting on N.B. Applic. #353/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "November 27, 1979", 1 sheet and "January 31, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

1209-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated.

SUBJECT—Application November 27, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-49 6th Avenue, north side, 133.21 feet west of College Place, Block 3936, Lot 68, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1979, on N.B. Applic. #354/79, reads:

"1. The proposed 100% on-site disposal of storm water is contrary to Sec. P110.2(c) of Local Law 7 of 1974."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 16, 1979, acting on N.B. Applic. #354/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells

MINUTES

will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "November 27, 1979", 1 sheet and "January 31, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

1210-79-A

APPLICANT—McGee and Morsellino for Geraldine Nairn and Martha Goodacre, owners; A and H Estates, Incorporated, contract-vendee.

SUBJECT—Application November 27, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—119-51 6th Avenue, north side, 103.26 feet west of College Place, Block 3936, Lot 67, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1979, on N.B. Applic. #355/79, reads:
"1. The proposed 100% on-site disposal of storm water is contrary to Sec. P110.2(c) of Local Law 7 of 1974."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 16, 1979, acting on N.B. Applic. #355/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "November 27, 1979", 1 sheet and "January 31, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

771-79-A

APPLICANT—Alphonse J. Calvanico for Biaggio Severino, owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—324 Ocean Terrace, south side, 1578.13 feet east of Todt Hill Road, Block 864, Lot 16, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 2 P.M., for decision, hearing closed.

855-79-A

APPLICANT—Nicholas J. Salvadeo for Michael Ippolito, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4333 Arthur Kill Road, southwest corner of Winant Place, Block 7407, Lot 25, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

936-79-A

APPLICANT—Alphonse J. Calvanico for Dom Pugliese, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Place, southwest corner of Woodhaven Avenue, Block 881, Lot 200, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

937-79-A

APPLICANT—Alphonse J. Calvanico for Dominic Pugliese, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street, Proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—Whitwell Avenue, south side, 235.30 feet east of Todt Hill Road, Block 881, Lot 166, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

945-79-A

APPLICANT—Alphonse J. Calvanico for Alphonse J. Calvanico, owner.

SUBJECT—Application August 31, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Hunt Lane, northwest corner of Woodhaven Avenue, Block 881, Lot 208, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to February 19, 1980, at 2 P.M., for decision, hearing closed.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Paul Mok and Harry Shapiro.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1216-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: Herman H. Krogman.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1217-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Staten Island.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

Adjourned: 4:05 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
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No. 9

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ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 8, 1980 an Order to Show Cause and Petition was served on the Board by Leonard F. Rothkrug, attorney for the petitioners, Private Cabarets, Inc. & The Turn Verein of the City of New York, seeking a review of the Board's reversal of said appeal on January 24, 1979. Appeal from a decision of the Borough Superintendent, re- Interpretation from the wrongful decision of the Department of Buildings, dated April 6, 1979. Calendar Number 513-79-A, premises affected, 1251/59 Lexington Avenue, 146/52 East 85th Street, southeast corner of Lexington Avenue, and East 85th Street, Block 1513, Lot 50, Borough of Manhattan.

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to February 19, 1980

Cal. Dept. Premises Affected

140-80-BZ—B.B.—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6012, Lot 54, Borough of Brooklyn. Community Board #10BK. Alt. #644/79. re-proposed building increase in the number of apartments in the non-compliance in lot area per room; proposed garage in front yard of subject building located in an R3-1 zone is Contrary to Secs. 23-222ZR and 23-44ZR.

141-80-A—B.B.—1057/79 83rd Street, north side, 200 feet west of 11th Avenue, Block 6072, Lot 54, Borough of Brooklyn. Alt. #644/79. re-proposed frame building three story and attic in height as a two family dwelling is Cont. to Sec. C26-254.0 Building Code.

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143-80-SA—Model Nos. 4", 6", 8", 10" EDC Detector Check with Bypass, manufactured by Hersey Products Incorporation.

144-80-SA—B.W.N. Automatic Sliding Doors, Model Nos. ADW for automatic doors for commercial and industrial use, manufactured by B.W.N. Industries.

145-80-SM—Hospital cubicle fabric for use in Health Care Institutions, S/15168—for use in Health Care Institutes, manufactured by Guilford Mills, Incorporated.

160-80-A—B.M.—356-360 West 36th Street, south side, 100 feet east of 9th Avenue, Block 759, Lot 72, Borough of Manhattan. Alt. #894/78. The approval of alteration and permit 2903-79 (expired) are revoked. The subject premises is located in an M1-5 dist. The approved application is Cont. to Sec. 12-10 (accessory use) of the Zoning Resolution.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

MARCH 25, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, March 25, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

529-69-A

APPLICANT—M. Milton Glass for Tranel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 6, 1980—appeal from a decision of the Fire Commissioner re-elevator in readiness with man operator at all times; previously granted on condition.

PREMISES AFFECTED—236-240 West 27th Street, south side, 235 feet 3½ inches east of 8th Avenue, Block 776, Lot 59, Borough of Manhattan.

739-69-A

APPLICANT—M. Milton Glass for Edwin S. Lowe, owner. SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 10, 1980—appeal from a decision of the Fire Commissioner re-elevators in readiness; previously granted on condition.

PREMISES AFFECTED—31 to 37 West 27th Street, north side, 137 feet 7¾ inches west of Broadway, Block 829, Lot 16, Borough of Manhattan.

254-79-A

APPLICANT—M. Milton Glass for 207 East 37th Street, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re-elevator in readiness; previously granted on condition.

PREMISES AFFECTED—424-432 Park Avenue South, 51-53 East 29th Street, northwest corner, Block 859, Lot 39, Borough of Manhattan.

685-78-BZ

APPLICANT—Paul G. Mauch for Helena La Barca, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 27, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 and 73-125 of the Zoning Resolution, permitting in an R2 district, the change in use of an existing one story building from a dwelling and doctor's office into a medical office building.

PREMISES AFFECTED—214-02 24th Avenue, southeast corner of Bell Boulevard, Block 6001, Lot 55, Bayside, Borough of Queens.

296-74-BZ

APPLICANT—Leonard F. Rothkrug for Oakland Jewish Center, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 22, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-452 of the Zoning Resolution, permitting in an R4 district, the construction and maintenance of an off-site accessory parking facility for a community facility.

PREMISES AFFECTED—61-51 to 61-59 220th Street and 220-01 to 220-11 64th Avenue, northeast corner, Block 7610, Lot 46, Bayside, Borough of Queens.

686-78-A

APPLICANT—Paul G. Mauch for Helena L. Barca, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 27, 1980—appeal from a decision of the Borough Superintendent re-proposed conversion from dwelling and doctor's office to a community facility building in a class 4 structure.

PREMISES AFFECTED—214-02 24th Avenue, southeast corner of Bell Boulevard, Block 6001, Lot 55, Borough of Queens.

768-76-BZ

APPLICANT—Samuel J. Kisseloff for 335 West 38th Street Cooperative Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which

CALENDAR

expired October 17, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district in an existing twelve story building, the conversion of the second through twelfth floors into joint living working quarters.

PREMISES AFFECTED—335 West 38th Street, north side, 300 feet east of Ninth Avenue, Block 762, Lots 14 and 15, Borough of Manhattan.

992-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Sidney Esikoff, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, south side, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx. Community Board #10BX.

506-79-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Olympia and York Park Plaza Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- partitions, exit, elevator, stairs and escalators, contrary to Building Code; previously granted on condition.

PREMISES AFFECTED—464-466 Lexington Avenue, southwest corner of 46th Street, Block 1300, Lot 14, Borough of Manhattan.

ZONING CASES

911-79-BZ

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application August 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 and C1-5 district, the erection of two additional stories on an existing seven story building that creates non-compliance in floor area ratio, open space ratio, rear yard encroachment and the minimum distance between windows and lot lines.

PREMISES AFFECTED—9 Jones Street, north side, 94.3 feet west of West 4th Street, Block 590, Lot 77, Borough of Manhattan. Community Board #2M.

979-79-BZ

APPLICANT—Nicholas J. Salvadeo for Anthony Cupo, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story retail food store with accessory parking in the open area.

PREMISES AFFECTED—1310 Richmond Avenue, northwest corner of Goethals Road North, Block 1644, Lot 87, Borough of Staten Island. Community Board #1S.I.

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change in use of all floors above the first floor from lofts into joint/living working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

1023-79-BZ

APPLICANT—Leonard F. Rothkrug for Asher J. Scharf and Sylvia Scharf, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Sections 72-01b and 72-21 of the Zoning Resolution, to permit in a C2-21 district, on an existing four story multiple dwelling, the construction of balconies that are not a permitted obstruction within the open space, rear yard or outer court.

PREMISES AFFECTED—4802 12th Avenue, southwest corner of 48th Street, Block 5633, Lot 68, Borough of Brooklyn. Community Board #12BK.

1024-79-A

APPLICANT—Leonard F. Rothkrug for Asher J. Scharf and Sylvia Scharf, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent re- Balconies.

PREMISES AFFECTED—4802 12th Avenue, 1172 48th Street, southwest corner, Block 5633, Lot 68, Borough of Brooklyn.

1244-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Olympia and York Plaza Company, owners.

SUBJECT—Application December 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of five additional stories on an existing sixteen story and basement commercial building that increases the degree of non-compliance within the sky exposure plane.

PREMISES AFFECTED—464 to 466 Lexington Avenue, northwest corner of East 45th Street, Block 1300, Lots 6 and 14, Borough of Manhattan. Community Board #5M.

1265-79-BZ

APPLICANT—E. Lauria for SRN Corporation, owner.

SUBJECT—Application December 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C4-1 and R3-2 district, the expansion of the accessory parking facility for a shopping center into the residence district.

PREMISES AFFECTED—1351 Forest Avenue, north side, 60.23 feet east of Barretta Avenue, Block 1052, Lot 1, Port Richmond, Borough of Staten Island. Community Board #1S.I.

1049-79-BZ

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

CALENDAR

Resolution, to permit in a M1-6 district, in an existing twelve story commercial and manufacturing building, the conversion of all floors above the sixth floor into a multiple dwelling.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan. Community Board #5M.

Laid over from February 26, 1980, for hearing.

1050-79-A

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan.

Laid over from February 26, 1980, for hearing.

1072-79-BZ

APPLICANT—Jerome L. Grushkin for Armstrong Associates, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, within an existing housing development, the construction of an accessory swimming pool that encroaches on the minimum distance to a lot line.

PREMISES AFFECTED—890 Armstrong Avenue, west side, 100.36 feet north of Leverett Avenue, Block 5491, Lot 88, Eltingville, Borough of Staten Island.

Laid over from February 26, 1980, for hearing.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

Laid over from February 26, 1980, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

MARCH 25, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon March 25, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor New York N. Y. 10013, on the following matters:

997-79-A

APPLICANT—Eberhard Faber Incorporated, owner.

SUBJECT—Application September 4, 1979—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "Dab Typing Correction Fluid"

in a ½ fluid oz. plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

1043-79-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application September 12, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Gulf Lite Charcoal Starter" two (2) quart plastic bottle oblong with child-resistant recloseable captive cap. Container not in compliance with regulations of the Administrative Code of New York City.

1046-79-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application September 13, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Cruisemaster Fuel System Antifreeze" Twelve (12) ounce plastic bottle—long neck with pry-off cap container not in compliance with regulations of the Administrative Code of New York City.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation, Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re- Installation of *Oversize* gasoline storage tanks.

23-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent re- proposed conversion to self service gasoline station.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lot 23, Borough of Brooklyn.

24-80-A

APPLICANT—McGee and Morsellino for Rock Oil Company Incorporated, owner, Merit Oil of New York, Incorporated, Lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1885/1893 Atlantic Avenue, northwest corner of Ralph Avenue, Block 1714, Lots 28 and 30, Borough of Brooklyn.

55-80-A

APPLICANT—Walter T. Gorman for Edmin Realty Corporation, owner.

SUBJECT—Application January 23, 1980—appeal from a decision of the Borough Superintendent re- proposed installation of three (3) four thousand (4,000) gallon gasoline storage tanks.

PREMISES AFFECTED—3320 Hutchinson Avenue, southeast corner of Tillotson Avenue, Block 5256, Lot 40, Borough of The Bronx.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

APRIL 15, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 15, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

1097-64-BZ

APPLICANT—Max Siegel Associates for 181 East 73rd Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law permitting in a C1-9 district, in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces within the required accessory garage.

PREMISES AFFECTED—1270-1278 Third Avenue, 181 East 73rd Street, northwest corner, Block 1408, Lot 33, Borough of Manhattan. Community Board #8M.

136-57-BZ

APPLICANT—Samuel J. Kisseloff for Caribbean Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 22, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a one story building for retail stores with accessory patron and employee parking on part of the unbuilt upon portion of the premises.

PREMISES AFFECTED—4025-4045 Laconia Avenue, 1059-1067 East 227th Street, northwest corner and 1062-1072 East 228th Street, southwest corner of Laconia Avenue, Block 4874, Lot 1 (formerly Lots 4, 7, 8 and part of Lot 1), Borough of The Bronx. Community Board #12BK.

1149-78-BZ

APPLICANT—M. Milton Glass for West Side Loft Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district in an existing fourteen story building the conversion of the second through fourteenth floors from manufacturing uses into apartment.

PREMISES AFFECTED—347-353 West 39th Street, north side, 100 feet east of Ninth Avenue, Block 763, Lot 8, Borough of Manhattan.

411-74-A

APPLICANT—Ronald Ogur for Ulano Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- installation of buried solvent tanks.

PREMISES AFFECTED—587-601 Bergen Street, north side, 211 feet east of Carlton Avenue and 610-612 Dean Street, Block 1137, Lots 25, 75, 77, 81 and 82, Borough of Brooklyn.

590-76-BZ

APPLICANT—McGee and Morsellino for Tepis Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 19, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in a C2-8 district, the reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination.

PREMISES AFFECTED—243 East 59th Street, northwest corner of Tramway Station Plaza (Second Avenue), Block 1414, Lot 120, Borough of Manhattan. Community Board #8M.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re- classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

ZONING CASES

65-79-BZ

APPLICANT—Mok & Sonber for Yeshiva Machzike Torah, D. H. Beltz, owner.

SUBJECT—Application January 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the erection of an additional story on an existing three story factory building and the change in occupancy into a private school.

PREMISES AFFECTED—35 Hewes Street, west side, 102.5 feet north of Kent Avenue, Block 2203, Lot 7, Borough of Brooklyn. Community Board #1BK.

938-79-BZ

APPLICANT—Michael H. Macaluso for Herbert Roleke, Jr., owner.

SUBJECT—Application August 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 within an R5 dsitric, the erection of a five story and basement multiple dwelling that exceeds the permitted floor area ratio and height in a LH district has less than the required open space ratio and lot area per room penetrate the sky exposure plane and wtih accessory parking within the required open space.

PREMISES AFFECTED—66-60 80th Street, west side, 205.7½ feet north of Metropolitan Avenue, Block 3070, Lots 68, 72, Middle Village, Borough of Queens. Community Board #5Q.

953-79-BZ

APPLICANT—Neil Robert Berzak, for Michael Nate, owner.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, within an existing four story mixed building, the extension of the existing first floor beauty parlor into the second floor.

PREMISES AFFECTED—625 Ninth Avenue, west side, 20.1 feet north of West 44th Street, Block 1054, Lot 30, Borough of Manhattan. Community Board #4M.

CALENDAR

1085-79-BZ

APPLICANT—Levenson Thaler Associates, Architects, Donald D. Fisher Architects for 15 West 24th Street Corporation, owner.

SUBJECT—Application October 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing eleven story building, the conversion of all floors above the first floor into residential occupancy and joint living/working quarters.

PREMISES AFFECTED—13-15 West 24th Street, north side, 266 feet west of Broadway, Block 826, Lot 29, Borough of Manhattan. Community Board #4M.

1223-79-BZ

APPLICANT—Sheldon Lobel for Rego Crescent Corporation, owner, Daniel Rubin, Contract Vendee.

SUBJECT—Application December 6, 1979—decision of the Borough Superintendent, under Section 72-21 of Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story and mezzanine warehouse and office building with accessory parking in the open area.

PREMISES AFFECTED—153-63 Rockaway Boulevard, east side, 101 feet north of 137th Avenue, Block 12292, Lots 22, 33, 49, 50, 51 and 53, Jamaica, Borough of Queens. Community Board #12Q.

25-79-BZ

APPLICANT—Shea, Gould, Climenko and Casey for 692-694 Broadway Associates, owners.

SUBJECT—Application January 5, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an M1-5B district, the conversion of an existing twelve story building that exceeds the permitted area from Lofts into joint living/working quarters with stores on the first floor.

PREMISES AFFECTED—692-694 Broadway, southeast corner of East 4th Street, Block 531, Lot 6, Borough of Manhattan. Community Board #2M.

Laid over from November 7, 1979, for hearing.

ALAN D. GERSHUNY, *Executive Director*

APRIL 15, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, April 15, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

281-79-A

APPLICANT—Barbara Brummer for Boyle-Midway, Incorporated, Division of American Home Products Corporation, owner.

SUBJECT—Application March 14, 1979—appeal from a decision of the Fire Commissioner re-packaging of Combustible mixture known as "Wizard Charcoal Lighter", in one sixty-four (64) ounce polyethylene bottle with plastic safety cap container not in compliance with the Regulations of the Administrative Code of the City of New York.

1001-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—300 Main Street, west side, 380 feet north of Pittsville Avenue, Block 7915, Lot 29, Tottenville, Borough of Staten Island.

1002-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—316 Main Street, west side, 220 feet north of Pittsville Avenue, Block 7915, Lot 36, Tottenville, Borough of Staten Island.

1003-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—322 Main Street, west side, 160 feet north of Pittsville Avenue, Block 7915, Lot 39, Tottenville, Borough of Staten Island.

1004-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—328 Main Street, west side, 100 feet north of Pittsville Avenue, Block 7915, Lot 42, Tottenville, Borough of Staten Island.

1005-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—336 Main Street, northwest corner Pittsville Avenue, Block 7915, Lot 46, Tottenville, Borough of Staten Island.

1006-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—274 Main Street, west side, 108.88 feet south of Amboy Road, Block 7915, Lot 13, Tottenville, Borough of Staten Island.

1007-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

CALENDAR

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—57 Swinnerton Street, east side, 253.34 feet north of Pittsville Avenue, Block 7915, Lot 65, Tottenville, Borough of Staten Island.

1008-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Swinnerton Street, east side, 206.67 feet north of Pittsville Avenue, Block 7915, Lot 63, Tottenville, Borough of Staten Island.

1009-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—67 Swinnerton Street, east side, 160 feet north of Pittsville Avenue, Block 7915, Lot 60, Tottenville, Borough of Staten Island.

1010-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Swinnerton Street, west side, 350 feet north of Pittsville Avenue, Block 7916, Lot 26, Tottenville, Borough of Staten Island.

1011-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Swinnerton Street, west side, 280 feet north of Pittsville Avenue, Block 7916, Lot 34, Tottenville, Borough of Staten Island.

1012-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Swinnerton Street, west side, 210 feet north of Pittsville Avenue, Block 7916, Lot 36, Tottenville, Borough of Staten Island.

1013-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Swinnerton Street, west side, 140.00 feet north of Pittsville Avenue, Block 7916, Lot 40, Tottenville, Borough of Staten Island.

1014-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Swinnerton Street, west side, 70 feet north of Pittsville Avenue, Block 7916, Lot 42, Tottenville, Borough of Staten Island.

1015-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Swinnerton Street, north-west corner of Pittsville Avenue, Block 7916, Lot 45, Tottenville, Borough of Staten Island.

1016-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Swinnerton Street, west side, 317.03 feet south of Amboy Road, Block 7916, Lot 23, Tottenville, Borough of Staten Island.

1174-79-A

APPLICANT—Alphone J. Calvanico for Joseph Noto, owner.

SUBJECT—Application November 9, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—70 Storer Avenue, south side, 101.44 feet east of Muriel Avenue, Block 7311, Lot 7, Charleston, Borough of Staten Island.

1192-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—164 Hitchcock Avenue, north-west corner of St. George Road, Block 2263, Lot 39, Richmondtown, Borough of Staten Island.

1193-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

CALENDAR

PREMISES AFFECTED—156 Hitchcock Avenue, north west corner of St. Andrews Road, Block 2263, Lot 47, Richmondtown, Borough of Staten Island.

1194-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—174 St. George Road, south side, 100.00 feet west of Hitchcock Avenue, Block 2263, Lot 34, Richmondtown, Borough of Staten Island.

1195-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—161 St. Andrews Road, north side, 103.83 feet west of Hitchcock Avenue, Block 2263, Lot 52, Richmondtown, Borough of Staten Island.

147-80-A

APPLICANT—Harold Herman for Solita N. Herman.

SUBJECT—Application February 19, 1980—appeal from a decision of the Borough Superintendent re- revocation of Alteration Application #129-77 and Permit #5529.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 19, 1980,
10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon February 5, 1980, were approved as printed in the Bulletin of February 14, 1980, Volume 65, Number 7.

476-77-A

APPLICANT—Jerome L. Grushkin for Constance Farenga, owner.

SUBJECT—Application for consideration—to withdraw the application to reopen for extension of time to complete—appeal from a decision of the Borough Superintendent re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—650 Edgegrove Avenue, south side, 375.96 feet east of Huguenot Avenue, Block 6333, Lot 19, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

202-30-BZ—Vol. II

APPLICANT—Lama and Vassalotti for James E. Vassalotti.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 1, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board) to include additional uses of auto laundry, non-automatic, motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern Boulevard, south side, from 220th Street to 220th Place, Block 7473, Lot 1, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #11Q conditional approval received on February 4, 1980; and

WHEREAS, this application was granted by the Board on March 1, 1955 on certain conditions; and

WHEREAS, a public hearing was held on this application on February 19, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 1,

1955, as amended through February 25, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

“*granted* for a term of ten years from March 1, 1980, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution.” (N.B. 1868-54)

38-40-BZ

APPLICANT—Millard Bresin for Leemilt Petroleum Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting partly in a residence and partly in a business use district the parking and storage of more than five motor vehicles on that portion of the plot within the business use district.

PREMISES AFFECTED—87-68 170th Street, west side, 58.95 feet south of Hillside Avenue, Block 9825, Lot Part of 16, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Alex Feingold.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12Q was notified by the applicant on November 29, 1979 and no response has been received, and

WHEREAS, this application was granted by the Board on October 15, 1940, on certain conditions; and

WHEREAS, a public hearing was held on this application on February 19, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 15, 1940, as amended through February 5, 1974, only as to the term of the variance, so that as amended this portion of the resolution shall read:

“*granted* for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution.” (Misc. 6589-39)

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south

MINUTES

side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis R. Angelino and Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 13, 1968, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 13, 1968, as amended through January 9, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(Alt. 1092-78)

802-76-BZ

APPLICANT—James Horner for Buffalo Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-5 district, the rehabilitation of an existing four story and basement building that will create non-compliance in the lot area, floor area ratio and open space ratio.

PREMISES AFFECTED—79 Saint Marks Place, north side, 50 feet west of First Avenue, Block 450, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: James Horner and James Rose.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 4, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 4, 1977, as amended through December 12, 1978, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(Alt. 771-76)

505-77-BZ

APPLICANT—Harold Herman for Solita N. Herman, Trustee, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 13,

1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the enlargement by four additional stores on an existing five story garage structure and the conversion into a multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Herman.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 17, 1980, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 17, 1978, as amended through February 20, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(Alt. 129-77)

131-79-BZ—Vol. II

APPLICANT—Tucciarone and DiMilia for Rego Crescent Corporation, owner; 86-43 105th Street Realty Corporation, contract vendee.

SUBJECT—Application for consideration—reopening as Volume II subject to regular procedure—decision of the Borough Superintendent; previously denied under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a two story medical office building that exceeds the permitted area, encroaches on the required side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: John DiMilia.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Bly Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family

MINUTES

dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Bert J. Sapot.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., Special Order Calendar, for decision at the request of the applicant; hearing closed.

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlargement in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: Frank A. Vaccaro, Leonard M. Simon,
For Opposition: Carl Berner and Louis Puma.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

365-79-BZ

APPLICANT—Ferrenz and Taylor, Incorporated, for St. John's Hospital of Queens Division of Catholic Medical Center of Brooklyn and Queens, Incorporated, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 73-641 and 72-21 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of a hospital that creates non-compliance within the front yard, side yard and penetration of the sky exposure plane.

PREMISES AFFECTED—90-02 Queens Boulevard, south side, 158.59 feet east of 57th Avenue, Block 2857, Lot 36, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Matthew J. Spitta, Alexander Orvesny,
Joseph V. Marino, John W. Pricol and William Selan.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for decision, hearing closed.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: David C. Winters.

For Opposition: None.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

763-79-BZ

APPLICANT—Garrison McNeil for New York Telephone Company, owner.

SUBJECT—Application July 2, 1979—decision of the Borough Superintendent, under Section 73.65 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of an accessory parking facility for an adjoining telephone exchange previously before the Board.

PREMISES AFFECTED—55 Meserole Street, north side, 200 feet east of Lorimer Street, Block 3041, Lots 11, 12, 23 and 25, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Garrison McNeil and Ludwig A. Ameres.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M. for decision, hearing closed.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet east of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Benjamin A. Shafran.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

801-79-BZ

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the

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Zoning Resolution, to permit in an R3-2 (SRD) district, the erection of a one story and mezzanine building for use as a retail store.

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6469, Lot 30, Annadale, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Wallace Kubec, Peter Diffendale and Pasquale Colangeli.

For Opposition: Larry Katz, Robert L. Wining, Alfe D. Siragusa, Joanne Siragusa, Inez Cavanna and Judy Rutigliano.

For Administration: John Kaufman, C.P.C.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for continued hearing.

802-79-A

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6469, Lot 30, Annadale, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for continued hearing.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Albert Melniker and Ed Larocca.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to March 18, 1980, at 10 A.M., hearing closed.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148 and 14149, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Ruth Di Gennara, Ralph Barbato, Mildred Mattera and Frances Barbato.

ACTION OF BOARD—Decision deferred and laid over to March 4, 1980, at 10 A.M., hearing closed.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re-proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148 and 14149, Lot 1, Howard Beach, Queens.

ACTION OF BOARD—Decision deferred and laid over to March 4, 1980, at 10 A.M., hearing closed.

983-79-BZ

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty Incorporated, owner.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Charles Kirschner and Swantae Daashuur.

For Opposition: None.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

1083-79-A

APPLICANT—Inge Daashuur for 114 W. 27th Street Realty, owner.

SUBJECT—Application October 1, 1979—appeal from a decision of the Borough Superintendent, re-Multiple Dwelling Law.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan.

ACTION OF BOARD—Laid over to February 26, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

1047-79-BZ

APPLICANT—David Paul Helpen for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33 Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan, Community Board #4M.

APPEARANCES—

For Applicant—Alvin Hausman, Arthur Yorke Allen, Samuel J. Kisseloff and Joseph B. Klein.

For Opposition: Elliott Meisel, James M. Pedowitz, Ralph Ellis, William Scheffler, Helen S. Freidin, Charles Glasser and Kenneth B. Wallach.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

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1104-79-BZ

APPLICANT—Leonard F. Rothkrug for Thirty Six Realty Company, owner.

SUBJECT—Application October 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—348 W. 36 Street, south side, 250 feet east of Ninth Avenue, Block 759, Lot 68, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for decision; hearing closed.

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Edwin Storch.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to January 22, 1980; then to February 5, 1980; then to February 19, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1979, acting on Alt. Applic. #170/1979, reads:

"1. Proposed Use Group 16 (auto sales) in a R6 zone is contrary to Section 21-00 of the Z.R.

2. Proposed change in use of a printing plant (U.G. 9) to auto sales and auto repairs (U.G. 16) is contrary to Section 52-34 of the Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #3Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 15, 1979", 2 sheets, "October 23, 1979", 1 sheet, "January 29, 1980", 1 sheet, and "February 15, 1980", 1 sheet; and *on further condition* that no body work, painting or welding be performed on the premises; that repairs be limited to the hours of 8:00 A. M. to 6:00 P. M. six days per week, no Sundays; that sales be limited to the hours of 8:00 A. M. to 10:00 P. M. six days per week, no Sundays; that any signs comply with the sign regulations of a C1 district; that the rear lot line wall be of brick veneer or light stucco; that full sidewalks are to be installed; that the frame dwelling on the premises be used only for conforming uses; that this variance shall be for a term of 10 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

735-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251 58th Street, north side, 290 feet west of 13th Avenue, Block 5697, Lot 57, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: V. Capuano and Gloria Oliva.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin; laid over to January 29, 1980; then to February 19, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1979, acting on N.B. Applic. #75/1979, reads:

"1. Proposed 3 family multiple dwelling in an R-5 zone without the required front yard, of 18'-0" on first floor and 15'-0" on upper floor, is contrary to Sec. 23-45 of Zoning Resolution.

2. Proposed 3 family multiple dwelling in an R5 zone without a minimum side yard of 8'0" is contrary to Section 23-462 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Director of Engineering Roger Bennett, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, three-family dwelling that encroaches on the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 22, 1979", 6 sheets, and "January 18, 1980", 1 sheet; and *on further condition* that the width of building be a maximum of 24 feet, said building width beginning at the westerly lot line and running easterly; that the side yard along the easterly lot line be a portion of an 8 foot easement for light and ventilation as well as ingress and egress for parking of automobiles in the rear yard only, said easement to be properly filed in the Office of the County Clerk; that a deed restriction limiting the occupancy to a three-family dwelling be properly filed; that a copy of said covenant indicating the libre, page and date of recording be noted on the Certificate of Occupancy; that approved type smoke detectors be provided in each apartment and the cellar; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

736-79-BZ

APPLICANT—Harry Soled for Mor Weiss, owner.

SUBJECT—Application June 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1251A 58th Street, north side, 260 feet west of 13th Avenue, Block 5697, Lot 56, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: V. Capuano and Gloria Oliva.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin; laid over to January 29, 1980; then to February 19, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1979, acting on Alt. Applic. #74/1979, reads:

"1. Proposed 3 family multiple dwelling in an R5 zone without the required front yard, of 18'-0" on first floor and 15'-0" on upper floors, is contrary to Sec. 23-45 of Zoning Resolution.

2. Proposed 3 family multiple dwelling in an R5 zone without a minimum side yard of 8'-0" is contrary to Sec. 23-462 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Director of Engineering Roger Bennett, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under

Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, three-family dwelling that encroaches on the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 22, 1979", 6 sheets, and "January 18, 1980", 1 sheet; and *on further condition* that the width of building be a maximum of 24 feet, said building width beginning 2 feet east of the westerly lot line and running easterly; that the side yard along the westerly lot line be a portion of an 8 foot easement for light and ventilation as well as ingress and egress for parking of automobiles in the rear yard only, said easement to be properly filed in the Office of the County Clerk; that a deed restriction limiting the occupancy to a three-family dwelling be properly filed; that the copy of said covenant indicating the libre, page and date of recording be noted on the Certificate of Occupancy; that approved type smoke detectors be provided in each apartment and the cellar; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned 4:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 19, 1980,
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

797-60-SA

APPLICANT—Peerless Pump Division, Indiana Head, Incorporated, owner.

SUBJECT—To show change of ownership and an additional pump rating.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

797-60-SA: Amendment to resolution to show a change of ownership and an additional pump rating.

Peerless Pump Division, Indiana Head, Incorporated, Indianapolis, Indiana, requested that the resolution adopted June 27, 1961 and amended through May 22, 1973 under Calendar Number 797-60-SA be reopened and amended to show a change of ownership and an additional pump rating.

PROPOSED USE: Fire pump.

MINUTES

DESCRIPTION: The change in ownership is from FMC Corporation, Pump Division, to Peerless Pump Division, Indiana Head, Incorporated, Indianapolis, Indiana.

The previously approved pump, Model TUT16, 5" size, has a rated capacity of 750 GPM and a maximum impeller velocity of 1760 RPM. The impeller diameter in the original approval, 15 15/16", gave a rated maximum pressure of 340 psi. The increased diameter of the impeller to 16 15/16" increases the rated maximum pressure to 380 psi.

INSPECTION AND TEST: The pump has been tested and approved by Underwriters' Laboratories (File EX570). The increased rated maximum pressure is based upon the standard relationship between rated pressures and impeller sizes.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted June 27, 1961 and amended through May 22, 1973 under Calendar Number 797-60-SA be reopened and amended to show a change of ownership to Peerless Pump Division, Indiana Head, Incorporated, Indianapolis, Indiana, and to include a rated maximum pressure of 380 psi of the Model TUT16 pump with an impeller 16 15/16" in diameter (1760 RPM impeller velocity), on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York, the Fire Department, and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 797-60-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

786-64-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—To include additional fire rated assembly.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
786-64-SM: Amendment to resolution to include additional fire rated assembly.

United States Gypsum Company, Tarrytown, New York, requested that the resolution adopted October 6, 1964 and amended through September 23, 1975 under Calendar Number 786-64-SM be reopened and amended to include an additional fire rated assembly.

PROPOSED USE: 1½ hour fire rated floor-ceiling assembly.

DESCRIPTION: The assembly specifications are shown by U. L. Design No. G259.

The steel beam supports are W8 x 31, minimum size. The metal lath is 3.4 pounds per square yard expand steel, with 3/8" ribs. Normal weight concrete, 2½" thick, is poured over the lath. Welded wire fabric is embedded in the concrete. Steel joists, Type 10J3 minimum sized and spaced 24" o.c., are welded to end supports. Steel bridging bars, ½" in diameter, are welded to the top and bottom chords of each joist.

The suspended ceiling consists of a metal grid system with U.S.G. Sheetrock gypsum lay-in ceiling panels, 2' x 4' x ½" thick. The ceiling includes air duct openings are not exceeding 57 square inches per 100 square feet of ceiling area and recessed light fixtures, 2' x 4', not exceeding 2 fixtures per 100 square feet of ceiling area. The fixture enclosures are ½" thick gypsum wallboard. The ceiling hangers are ¼" diameter galvanized steel rods or 1" x 1/8" flat bars.

INSPECTION AND TEST: The assembly has been tested and approved with restrained assembly, unrestrained assembly, and unrestrained beam ratings of 1½ hours by Underwriters' Laboratories (File R 1319-136).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 6, 1964 and amended through September 23, 1975 under Calendar Number 786-64-SM be reopened and amended to include the floor-ceiling assembly described above, U. L. Design No. G259, with 1½ hour restrained and unrestrained assembly and unrestrained beam fire ratings, on the following conditions.

1. All uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York including Reference Standard RS 5-16, and the original resolution and previous amendments adopted under this Calendar Number.

2. All plans for proposed uses submitted to the Department of Buildings shall include drawings and diagrams which satisfactorily depict the assembly and the particular uses.

3. The hangers for the suspended ceiling of the assembly shall be either galvanized steel rods, ¼" diameter minimum, or flat bars, 1" x 1/8" minimum.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 786-64-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,

MINUTES

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

242-71-SM

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—To include additional pipe insulation.

APPEARANCES—

For Applicant: Thomas W. Fritz and Richard R. Voornees.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

242-71-SM: Amendment to resolution to include additional pipe insulation.

Armstrong Cork Company, Lancaster, Pennsylvania, requested that the resolution adopted February 27, 1973 and amended September 19, 1978 under Calendar Number 242-71-SM be reopened and amended to include additional pipe insulation.

PROPOSED USE: Pipe insulation.

DESCRIPTION: The additional pipe insulation, Armalok II, is a continuously molded urethane foam with a laminated aluminum foil and white kraft paper vapor barrier jacket. It is available in 4' long sections and in thickness of $\frac{3}{4}$ ", 1", and $1\frac{1}{2}$ ".

INSPECTION AND TEST: The insulation has been tested and approved by United States Testing Company, Incorporated, Hoboken, New Jersey with a maximum flamespread rating of 25 and a maximum smoke developed rating of 140.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted February 27, 1973 and amended September 19, 1978 under Calendar Number 242-71-SM be reopened and amended to include an additional pipe insulation, Armalok II, in thicknesses of $\frac{3}{4}$ ", 1", and $1\frac{1}{2}$ ", on condition that the insulation shall only be used for alterations in buildings whose jurisdiction predates the adoption of the present Building Code (December 6, 1968) and on condition that all uses, locations, and installations shall comply with any other applicable requirements of both Building Codes and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 242-71-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

734-78-SA

APPLICANT—Systron-Donner Corporation, Safety Systems Division, owner.

SUBJECT—Application September 11, 1978—Fire Protection Systems 6061-16 and 6061-17.

APPEARANCES—

For Applicant: Claudio A. Sarro.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf.... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

734-78-SA: Systron-Donner Corporation, Concord, California, filed for approval of the Model 6061 Fire Protection System under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Halon 1301 fire extinguishing system.

DESCRIPTION: The system is a Halon extinguishing system with associated fire detection by two gas filled, heat detection sensing cables. The system is used only at Consolidated Edison's Ravenswood Long Island City gas turbine expander pits. One cable is located at the top of the pit and is set to send a heat alarm at 325°F. The second cable is located at the bottom of the pit and is set to discharge the Halon extinguishing agent at 550°F. after a 30 second delay. A manual switch at the control panel can also discharge the extinguishing agent after a 30 second delay. The 30 second delay allows the turbine to shut down. The pressurized Halon is released with an electrical squib actuated valve assembly.

The control panel includes detector status indication, alarm condition indication, circuit fault indication, heat alarm indication, Halon release override switch, Halon "bottle empty" indication, main power supply module, and battery module. The 96 watt-hour battery automatically provides system power in case of main power supply failure. The control panel is electrically supervised for opens, shorts, and grounds.

There are no manual stations installed in the pits because they are essentially uninhabited. There is no central office connection because the system is supervised by an operator at all times.

INSPECTION AND TEST: The system has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Systron-Donner Model 6061 Fire Protection System, the Halon 1301 extinguishing system, the fire detection system, and control panel, on condition that the equipment shall only be used at the Consolidated Edison Ravenswood Long Island City expander pits and that the applicable requirements of the Building Code of the City of New York and Fire Prevention Directives shall be complied with.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under

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Calendar Number 734-78-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

51-80-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated January 3, 1980 and received January 22, 1980.

SUBJECT—Modification of Reference Standard RS 10-3 (Requirements for Reinforced Concrete) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Louis Passione.

ACTION OF BOARD—Reference Standard RS 10-3 modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on February 19, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 10-3 should be modified.

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 10-3 as follows:

1. Revise the list of referenced national standards of Reference Standard RS-10 entitled Structural Work in part as indicated.

ANSI/ACI 318 [-71]	Building Code Requirements for Reinforced Concrete (with Modifications) [1971] 1977
ANSI/ASTM—C31	Method of Making and Curing Concrete Compression and Flexure Test Specimens in the Field [(Tentative)] (1975) [1966] 1969
ANSI/ASTM—C39	Standard Method of Test for Compressive Strength of [Molded Concrete Cylinders] <i>Cylindrical Concrete Specimens</i> [1966] 1972
ANSI/ASTM—C42	Standard Method of Obtaining, Preparing and Testing [Specimens from Hardened Concrete for Compressive and Flexural Strengths] of <i>Cylindrical Concrete Specimens</i> [1964] 1968

ANSI/ASTM—C172	Standard Method of Sampling Fresh Concrete [(1958)] [1954] 1971
ANSI/ASTM—C192	Standard Method of Making and Curing Concrete Compression and Flexure Test Specimens in the Laboratory [(Tentative)] [1966] 1976
ANSI/ASTM—C494	Specifications for Chemical Admixtures for Concrete [(Tentative)]... [1967] 1971

2. Referenced Standard RS 10-3 (ACI 318-1971, Building Code Requirements for Reinforced Concrete) and modifications thereto is hereby repealed in its entirety, and superseded by the following:

REFERENCE STANDARD RS 10-3 ACI 318-1977 Building Code Requirements for Reinforced Concrete

Comments—The Commentary on Building Code Requirements for Reinforced Concrete (ACI 318-77) may be used as a guide for interpreting this standard.

Modifications—The provisions of ACI 318-1977 shall be subject to the following modifications. The section and paragraph numbers are from that standard.

- 1.1 —Scope.
- 1.1.1 —Insert the words "plain and" after the words "Construction of".
- 1.1.2 —Delete this section.
- 1.1.3 —Delete this section and substitute the following:
"This code shall govern in all matters relating to Design, Construction, and material properties except where this code is in conflict with the requirements contained in other sections of The Building Code".
- 1.2 —Permits and Drawings—Delete this section and substitute the following:
"The applicable provisions of the building code shall apply".
- 1.3 —Inspection—Delete this section and substitute the following:
"The applicable provisions of the building code shall apply".
- 1.4 —Approval of Special Systems of design or construction. Delete this section and substitute the following:
"The provisions of the building code for equivalent systems of design shall apply".
- 3.1.3 —Delete in its entirety.
- 3.6.1 —Delete in its entirety.
- 4.1.1 —Delete in its entirety.
- 4.1.2 —Delete "Section 4.8" and add "the building code".
- 4.2.3 —Delete last four lines starting with field experience and add "the applicable provisions of The Building Code".
- 4.3 —Proportioning on the basis of field experience—Delete this section in its entirety.
- 4.4.3 —After "strength specified" on seventh line place period and delete remainder of paragraph.
- 4.4.4 —After the words "curve to produce the" of the fourth line delete the remainder of the paragraph and add "Specified strength plus 25%".
- 4.5.1 —Delete the following words from first and second lines "From a record of 30 consecutive test (section 4.3) or".
Add the following section:
- 4.6.4 —Special requirements for High Strength Concrete.
- 4.6.4.1 —All concrete for columns having a f'c in excess of 6000 psi shall be of normal weight concrete.
- 4.6.4.2 —Exterior masonry on the project must be detailed on the Structural Drawings with regard to soft joints.
- 4.6.4.3 —The Owner shall have at least two suppliers of concrete prequalify the concrete mixes for strengths

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- up to 8000 psi. Such prequalification shall be done by an independent testing laboratory.
- 4.6.4.4 —The requirements of Section 10.13.4 shall be adhered to in all respects.
- 4.6.4.5 —Concrete proportions will comply with the provisions of Section 4.2 of the Building Code Requirements for Reinforced Concrete (ACI 318-77) as amended. In no event shall the design strength be less than $f'c + 15\%$.
- 4.6.4.6 —The testing laboratory will be approved by the Structural Engineer of record.
- 4.6.4.7 —All columns with specified compressive strengths of concrete of 6000 psi or better shall have a minimum of 2% steel.
- 4.6.4.8 —Preliminary mixes including all pertinent specification data for admixtures shall be filed with the Building Department for prior approval.
- 4.6.4.9 —During construction, a continuous daily log be maintained. Such log to be kept in a secure manner and be readily available.
- 4.6.4.10 —All data to be submitted periodically to the Building Department for review for filing.
- 4.6.4.11 —Should lightweight concrete be used for the floor system, the columns and the beam or slab "sandwich" immediately above the columns is to be of stone concrete placed in accordance with the requirements of Section 10.13.
- 4.6.4.12 —The Engineer will insure that there are no cold joints at the interface between the lightweight concrete and stone portions of the slabs or beams.
- 4.7 —Average strength reduction—Delete in its entirety.
- 4.8 —Evaluation and acceptance of concrete
- 4.8.1)
- 4.8.1.1) Delete
- 4.8.1.2) in its entirety and substitute the
- 4.8.1.3) following:
- 4.8.1.4)
- 4.8.1.1 —Whenever strength tests of concrete specimens are required by the provisions of the building code, compression test samples shall be taken directly from the mixer in accordance with Reference Standard RS 10-51, cured in accordance with RS 10-52, and tested at the age of 28 days in accordance with reference standard 10-17.
- 4.8.1.2 —Three test cylinders shall be molded for each 50 cu. yds. or fraction thereof each class of concrete placed in any one days concreting. In addition, concrete test cylinders shall be made from concrete taken out of the bucket, hopper or forms as directed by the engineer designated for controlled inspection. These test cylinders shall be separate and distinct from those made from the mixer and shall be made from the same batch, and cured and tested in the same manner as described above for the samples taken from the mixer.
- 4.8.1.3 —The number of test cylinders made from the concrete taken out of the bucket, hopper or forms may be reduced to a minimum of one set of three (3) cylinders for every 150 cubic yards, or fraction thereof, for each class of concrete placed in any one days concreting, except that when the concrete is being placed directly from the mixer into the forms, without any intermediate conveyance, the above additional cylinders will not be required.
- 4.8.1.4 —Additional specimens may be molded and tested where there is a question as to the required interval between placing of concrete and stripping forms or placing the structure into use.
- 4.8.1.5 —The test cylinders shall be tested by a licensed concrete testing laboratory. The testing of each batch of three test cylinders shall be considered as one strength test. The strength of such test shall be the average of the breaking strengths of the three cylinders comprising the test except that if one of the specimens shall show manifest evidence of improper sampling, molding, handling or testing it shall be discarded and the remaining two averaged. If more than one cylinder must be discarded, the entire strength test shall be voided.
- 4.8.1.6 —The average of any three consecutive strength test representing each class of concrete shall be equal or greater than the specified strength ($f'c$) and not more than 10% of the strength tests shall have values less than the specified strength, but no test shall show an average strength less than 85% of the specified ($f'c$).
- 4.8.2.3 —After satisfactory in second line delete remainder of section and substitute "if the provisions of section 4.8.1.6 are met".
- Add the following section:
- 4.8.2.5 —Special requirements for Testing High Strength Concrete with a $f'c$ exceeding 6000 psi.
- (a) All high strength concrete cylinders shall be made utilizing metal containers.
- (b) Each test shall consist of six cylinders. Two cylinders shall be tested at seven days, two at 28 days, and two at 56 days. These requirements are in addition to the hopper cylinders as required by the Administrative Code.
- 4.8.4.1 —Delete the first three lines through (section 4.8.2.3 (b)) and substitute "if tests of laboratory cured specimens fail to conform to the requirements of section 4.8.1.6".
- 4.8.4.2 —Delete the last line and substitute the following: "series of three cylinder tests which fail to conform to the requirements of section 4.8.1.6".
- 4.8.4.4 —Delete portion following second line and substitute the following: "if the strength test of the cores conform to the test strength of the cylinders required in section 4.8.1.6".
- 5.4.4 —Delete "Unless approved by the engineer".
- 6.1 —Design of formwork.
- Add the following section:
- 6.1.7 —"For additional requirements see applicable provisions of the building code".
- 6.3. —Conduits and pipes embedded in concrete.
- Add the following section:
- 6.3.8 —"Concrete cover over cable in sidewalks and snow melting pipes in sidewalks shall meet the requirements of the Department of Highways".
- 6.3.9 —No conduits, pipes or other similar embedded items will be permitted in pre-stressed or post-tension concrete members other than as shown on the plans as filed with the Building Department or on shop drawings reviewed by the Engineer of record. Computations demonstrating the effects of such embedded items on the structural adequacy of prestressed or post-tensioned concrete members shall be submitted.
- 10.13 —Transmission of column loads through floor system.
- Add the following section:
- 10.13.4 —When the specified compressive strength of concrete in a column is greater than 1.4 times that specified for a floor system the following additional requirements shall be adhered to:
- (a) All of the design provisions of Section 10.13 (unmodified) are adhered to.
- (b) Application is made to the Borough Superintendent in each individual case.
- (c) The concrete construction is supervised and inspected continuously by a full-time professional engineer responsible for controlled inspection of concrete, not in the regular employ of the owner or contractor. Said engineer shall perform no other work during the construction of the particular building nor shall he delegate his responsibility to any subordinates.

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(d) Said engineer shall be authorized to stop construction and reject any concrete, without any personal liability, as well as to direct that the concrete testing laboratory being used be dismissed, and a new one retained.

(e) Affidavits by the parties involved shall be filed and acceptable to the Borough Superintendent prior to approval of any plans.

14. —Add the following section to Chapter 14:

14.4 —Plain Concrete Walls.

14.4.1 —“The ratio of unsupported height to thickness or the ratio of unsupported length to thickness (whichever is greater) for plain concrete walls shall not exceed 20.

14.4.2 —Plain concrete walls shall be proportioned so that the tensile stress does not exceed 1.6 times the square root of (f'c) and the allowable stress in compression does not exceed 0.25 (f'c) for walls having a ratio of height to thickness of 10 or less, and reduced proportionally to 0.15 (f'c) for walls having a ratio of height to thickness of 20.

16.1 —Add the following section:

16.1.3 —“The provisions of reference standard RS 10-4 shall apply for thin-section precast members”.

16.4.2 —Delete and substitute the following:

“Lifting devices shall have a capacity sufficient to support four times the appropriate portion of the members dead weight. The inclination of the lifting force shall be considered”.

3. This amendment shall take effect immediately, provided, however, that any work for which an application is filed with the Department of Buildings not later than July 1, 1980 may, at the option of the applicant, be designed and constructed in its entirety either in accordance with the standards hereby repealed or in accordance with the standards hereby adopted. Matter in *italics* is new material.

Matter in [brackets] is old material being deleted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

53-80-SA

APPLICANT—General Electric Company, General Purpose Control Department, owner.

SUBJECT—Fire pump controllers and accessories.

APPEARANCES—

For Applicant: Margery Glassman.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

53-80-SA—General Electric Company, General Purpose Control Department, Bloomington, Illinois, filed for approval of General Electric Fire Pump Controllers and Accessories under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Fire pump controllers and accessories.

DESCRIPTION: The equipment includes controllers and accessories for electric motor driven fire pumps. The equipment is designed for the following motor ratings:

Volts, AC

200/208

220/240

440/600

380/415

Horsepower

15-150

15-200

15-400

15-300

The equipment designations and descriptions are as follows: Type CR335, followed by A, C, J, L, M, and N followed by additional suffix letters and/or numbers as shown on nomenclature sheet.

Type CR335A controllers are nonautomatic, across-the-line type controllers.

Type CR335C controllers are combined automatic and nonautomatic across-the-line type controllers.

Type CR335J controllers are combined automatic and nonautomatic across-the-line type controllers with manual stop only.

Type CR335L controllers are nonautomatic, primary reactor reduced voltage type controllers.

Type CR335M controllers are combined automatic and nonautomatic primary reactor reduced voltage type controllers.

Type CR335N controllers are combined automatic and nonautomatic primary reactor reduced voltage type controllers with manual stop only.

Type CR235E, followed by 2 or -3, followed by A, -B, -C, or -D, followed by A through L, followed by 2, -3 or -6, followed by 0 or -1, followed by A through K, with or without Series A.

Across-the-line type controllers to control squirrel cage motors. Limited Service Controller.

Types 235G1 and CR235G2.

Fire pump controller alarm panels for use with automatic fire pump controllers.

Types CR235F1 and CR235F2.

Jockey Pump controller, Accessory Panel.

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (File Ex 2291).

RECOMMENDATIONS: The Committee on Test recommends the approval of the General Electric fire pump controllers listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the Fire Department.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: “Approved by the New York City Board of Standards and Appeals under Calendar 53-80-SA”.

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

APPEARANCES—

For Applicant: Robert Drucker.

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision, hearing closed.

855-79-A

APPLICANT—Nicholas J. Salvadeo for Michael Ippolito, owner.

SUBJECT—Application July 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywell for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4333 Arthur Kill Road, southwest corner of Winant Place, Block 7407, Lot 25, Pleasant Plains, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

ACTION OF BOARD—Appeal granted on condition.

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf.... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1979, on N.B. Applic. #393/77, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York; therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law, and

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed use of drywells for 100% disposal of storm water where no public storm sewers, into which discharge is feasible, are located within 500 ft. of the property is contrary to Section P110.2(c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 13, 1979, acting on N.B. Applic. #393/77, Objection No. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as

possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B, is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received July 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

877-79-A

APPLICANT—Alphonse J. Calvanico, for Abe Gartenbaum, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—307 Shirley Avenue, north side, 227.01 feet east of Holdridge Avenue, Block 6367, Lot 48, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1979, on N.B. Applic. #736/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% or the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 29, 1979 acting on N.B. Applic. #736/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain two inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 31, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

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878-79-A

APPLICANT—Alphonse J. Calvanico for Kack Borg, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Shirley Avenue, north side, 187.01 feet east of Holdridge Avenue, Block 6367, Lot 50, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1979, on N.B. Applic. #735/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decisions of the Borough Superintendent, dated November 29, 1979 acting on N.B. Applic. #735/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain two inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 31, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

936-79-A

APPLICANT—Alphonse J. Calvanico for Dom Pugliese, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Place, southwest corner of Woodhaven Avenue, Block 881, Lot 200, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.... 6
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #1048/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 23, 1979, acting on N.B. Applic. #1048/79, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

937-79-A

APPLICANT—Alphonse J. Calvanico for Dominic Pugliese, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street, proposed

MINUTES

use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Whitwell Avenue, south side, 235.30 feet east of Todt Hill Road, Block 881, Lot 166, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #1049/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 23, 1979, acting on N.B. Applic. #1049/79, Objection Nos. 1 A and B and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

945-79-A

APPLICANT—Alphonse J. Calvanico for Alphonse J. Calvanico, owner.

SUBJECT—Application August 31, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Hunt Lane, northwest corner of Woodhaven Avenue, Block 881, Lot 208, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #1047/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 23, 1979 acting on N.B. Applic. #1047/79, Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building

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shall substantially conform to drawings marked, "Received August 21, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

1202-79-A

APPLICANT—Alphonse J. Calvanico for Alfred Harris, owner.

SUBJECT—Application November 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—832 Edgegrove Avenue, southeast corner of Marcy Avenue, Block 6833, Lot 8, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 8, 1979, on N.B. Applic. #41/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 8, 1979 acting on N.B. Applic. #41/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "November 27, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

APPEARANCES—

For Applicant: Sheldon Lobel and Frank P. Farinella.

For Opposition: Joseph Berkeley.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing at the request of the objector.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing at the request of the objector.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing at the request of the objector.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing at the request of the objector.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing at the request of the objector.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

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ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing at the request of the objector.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Ralph A. Sutton and Sheldon Lobel.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

743-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—154 Aspinwall Street, west side, 75 feet north of Hylan Boulevard, Block 7927, Lot 46, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

744-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 140 feet north of Hylan Boulevard, Block 7927, Lot 43, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision; hearing closed.

745-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- pro-

posed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—142 Aspinwall Street, west side, 205 feet north of Hylan Boulevard, Block 7927, Lot 41, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision; hearing closed.

746-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Aspinwall Street, west side, 270 feet north of Hylan Boulevard, Block 7927, Lot 37, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision; hearing closed.

747-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Aspinwall Street, west side, 335 feet north of Hylan Boulevard, Block 7927, Lot 34, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

748-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Aspinwall Street, west side, 400 feet north of Hylan Boulevard, Block 7927, Lot 30, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

MINUTES

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

749-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Aspinwall Street, west side, 465 feet north of Hylan Boulevard, Block 7927, Lot 27, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

750-79-A

APPLICANT—Peter F. Oddo for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Aspinwall Street, west side, 530 feet north of Hylan Boulevard, Block 7927, Lot 24, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

751-79-A

APPLICANT—Peter F. Oddo for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—106 Aspinwall Street, west side, 595 feet north of Hylan Boulevard, Block 7927, Lot 20, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.... 6
Negative: 0

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for decision, hearing closed.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for continued hearing at the request of the Fire Department.

821-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141, re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Owner: Sheldon Lobel.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Appeal reopened, laid over to March 4, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

904-79-A

APPLICANT—The Brooklyn Union Gas Company.

SUBJECT—Application August 3, 1979—appeal from rules promulgated by the Commissioner of Buildings, re- vent damper devices in existing boilers and furnaces.

APPEARANCES—

For Applicant: William R. Coleman.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for continued hearing.

921-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—Lincoln Square Scenic Studios, Incorporated.

SUBJECT—Application August 10, 1979—for Modification of Certificate of Occupancy #24874, re- sprinkler system.

PREMISES AFFECTED—558 West 34th Street, south side, 15 feet east of 11th Avenue, Block 705, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

ACTION OF BOARD—Laid over to February 26, 1980, at 2 P.M., for hearing at the request of the owner.

1100-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—Bo-Far Realty Corporation.

SUBJECT—Application October 15, 1979—for Modification of Certificate of Occupancy #3184093, re- sprinkler system.

PREMISES AFFECTED—9131 Bedell Lane, northeast corner of Remsen Avenue, Block 8141, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for hearing at the request of the Fire Department.

Adjourned: 5:25 P.M.

ALAN D. GERSHUNY, *Executive Director*

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NOTICE OF PETITION AND VERIFIED PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

A Notice of Petition and Verified Petition was served on the Board by Steve Queller, attorney for the petitioners, Robert and Vera Chow on March 5, 1980, seeking a review of the Board's denial of the application on February 5, 1980, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the maintenance of an enlargement to an existing one-family dwelling that encroaches on the required rear yard. Calendar Number 503-79-BZ, premises affected, 65-31 171st Street, east side, 280 feet north of 67th Avenue. Block 6912, Lot 20, Fresh Meadows, Borough of Queens.

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38-76-A	64-79-A	1144-79-BZ
992-38-BZ—	257-79-BZ	1211-79-BZ
Vol. II	694-79-BZ	1214-79-BZ
1055-64-BZ	695-79-A	230-77-BZ
394-73-BZ	946-79-BZ	617-79-BZ
248-74-BZ	983-79-BZ	618-79-A
576-77-BZ	1083-79-A	1073-79-BZ
337-79-BZ	1049-79-BZ	1081-79-BZ
630-78-BZ	1050-79-A	1082-79-A
695-78-BZ	1070-79-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, February 26, 1980, Affecting Calendar Numbers—

704-79-A	751-79-A	1045-79-A
743-79-A	1104-78-A	1080-79-A
744-79-A	1105-78-A	1106-79-A
745-79-A	1106-78-A	1121-79-A
746-79-A	1107-78-A	1141-79-A
747-79-A	1108-78-A	1199-79-A
748-79-A	1109-78-A	1216-79-A
749-79-A	904-79-A	1217-79-A
750-79-A	921-79-A	1227-79-A

Corrections Affecting Calendar Numbers—
405-78-BZ, 1242-79-SA

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed Up to February 26, 1980

Cal. No. Dept. Premises Affected

147-80-A—B.M.—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan. Alt. #129/77. re- Revocation permit #5529 issued November 2, 1979 under Cal. #505-77-BZ.

148-80-A—B.S.I.—12 Romer Road, south side, 1182.71 feet east of Four Corners Road, Block 870, Lot 145, Dongan Hill, Borough of Staten Island. N.B. #1/80. re- proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law; proposed storm water disposal (Local Law #7).

149-80-BZ—B.M.—356-360 West 36th Street, south side, 100 feet east of 9th Avenue, Block 759, Lot 72, Borough of Manhattan. Community Board #4M. Alt. #894/78. re- proposed residence building (UG2) located in M1-6 dist. There are no bulk or parking regulations for this use. Cont. to Sec. 42-00ZR.

150-80-A—F.D.—321-335 Park Avenue, northeast corner of 50th Street, Block 1305, Lot 1, Borough of Manhattan. re- modification of Certificate of Occupancy #1188, letter dated February 19, 1980.

151-80-BZ—B.M.—20 West 27th Street, south side, 135.64 feet west of Broadway, Block 828, Lot 60, Borough of Manhattan. Community Board #5M. Alt. #1159/79. re- proposed change of use from loft to (class A Apartment) multiple dwelling use group 2 in M1-6 zoning dist. is Cont. to Sec. 42-10ZR.

152-80-BZ—B.Q.—220-02 Jamaica Avenue, south side, 256.2½ feet of Springfield Boulevard, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q. Alt. #848/79. re- proposed drive-in service window for a building located within a C1-2 zone is Cont. to Sec. 32-412ZR.

153-80-BZ—B.B.—1907 Avenue "M" north side, 43.6¾ feet east of East 19th Street, Block 6739, Lot 86, Borough of Brooklyn. Community Board #14BK. Alt. #28/80. re- proposed enlargement increases the degree of non-compliance of the floor area ratio of the mixed building in a C2-3 in an R6 Dist. Cont. to Sec. 54-31ZR.

154-80-BZ—B.S.I.—1449 Hylan Boulevard. northwest corner of Cooper Avenue, Block 3326, Lot 57, Grasmere, Borough of Staten Island. N.B. #681/59. re- proposed existing Certificate of Occupancy which was issued subject to Board of Standards and Appeals Cal. #371-59-BZ, expired on January 19, 1975. Cont. to Sec. 32-31ZR.

155-80-A—B.Q.—75-72 185th Street, northwest corner of Union Turnpike, Block 7201, Lot 42, Fresh Meadows, Borough of Queens. Alt. #98/80. re- proposed medical offices in an existing frame structure is Cont. to B.S.A. approval under Cal. #783-39-A, Section 4.2.1 Building Code.

156-80-A—B.M.—55 East 52nd Street, south side, 68.4 feet east of East 53rd Street, Block 1288, Lots 27, 29, 32 and 41 thru 48, Borough of Manhattan. N.B. #8/78. re- proposed unlimited glass and incombustible partitions in exit passageway on 1st floor is not permitted as per Sec. C26-604 3(h)(3)(d)(3).

157-80-A—F.D.—Packaging of combustible mixture known as "Mercedes-Benz Anti-Freeze and Summer

Coolant". Manufactured by Jefferson Chemical Company Incorporated.

158-80-A—F.D.—Packaging of combustible mixture known as "Autobahn Antifreeze and Summer Coolant". Manufactured by Jefferson Chemical Company Incorporated.

159-80-BZ—B.M.—135-147 West 70th Street, north side, 181.5 feet east of Broadway, Block 1142, Lot 15, Borough of Manhattan. Community Board #7M. Alt. #1311/79. re- proposed enlargement and conversion to residence with F.A.R. greater than permitted, with less O.S.R. less than required by, lot area per room, with rear yard of less than is Contrary to Sections 23-142ZR, 54-21ZR, 23-223ZR, and 23-47ZR.

160-80-A—B.M.—135-147 West 70th Street, north side, 181.5 feet east of Broadway, Block 1142, Lot 15, Borough of Manhattan. Alt. #1311/79. re- proposed minimum depth of required rear yard must be 30' for first 125' above curb level and 50' above that point. Proposed rear yard does not comply with Sec. 26 R5b of Multiple Dwelling Law.

161-80-A—B.M.—22-24 West 27th Street, south side, 160.6½ feet west of Broadway, Block 828, Lot 61, Borough of Manhattan. Alt. #1201/78. re- proposed subject premises is located in a M1-6 dist. the Alt. #1201/78 and permit #5266/79 are hereby revoked, pursuant to Sec. C26-118.7 of Administrative Code; for the approved Altered Building Application is now Cont. to Sec. 12-10ZR and right to continue construction is Cont. to Sec. 11-31ZR, and 11-33ZR.

162-80-A—B.M.—7-9 East 20th Street, north side, 137 feet east of Fifth Avenue, Block 849, Lot 7, Borough of Manhattan. Application #1123/78 and permit #5265/79 are hereby revoked, pursuant to Sec. C26-118.7 of Administrative Code; for the Approved Altered Building Application is now Cont. to Sec. 12-10ZR and right to continue construction is Cont. to Sec. 11-31ZR and 11-33ZR.

163-80-BZ—B.M.—196 Avenue of the Americas, east side, 103.2 feet south of Prince Street, Block 504, Lot 14, Borough of Manhattan. Community Board #2M. Alt. #1296/79. re- proposed conversion and enlargement of a non-complying building in an R7-2 dist. since it increases degree of non-compliance in FAR, OSR, rear yard and creates new non-compliance in dist. between required windows and lot lines, distance between unconnected portions of residential building and lot area/room Cont. to Sec. 54-31ZR.

164-80-A—B.M.—196 Avenue of the Americas, east side, 103.2 feet south of Prince Street, Block 504, Lot 14, Borough of Manhattan. Alt. #1296/79. re- proposed conversion of building previously used for other than loft, distance between building less than 40', mezzanines which exceeds 331/3% area of floor below must be considered separate stair, required separate egress, cellar living rooms, size of inner court is Cont. to Sections 34-26, 141, 277, 28 and 278 of Multiple Dwelling Law, C26-255.0.

165-80-BZ—B.B.—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK. N.B. #1/80. re- proposed front yard for subject new building a three family dwelling in an R5 zone, 2 side yard and rear yard is Cont. to Sec. 23-45ZR, 23-462ZR and 23-47ZR.

CALENDAR

166-80-A—B.B.—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. N.B. #1/80. re- proposed primary entrance accessible and useable to individuals in wheel chair, rear yard for proposed 26 of Multiple Dwelling Law, and C 26-601.1 of Building Code.

167-80-A—B.S.I.—87 Lincoln Street, north side, 60.21 feet east of LaGuardia Avenue, Block 696, Lot 332, Todt Hill, Borough of Staten Island. N.B. #794/77. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

168-80-A—B.S.I.—94 Lincoln Street, south side, 120.00 feet east of LaGuardia Avenue, Block 696, Lot 271, Todt Hill, Borough of Staten Island. N.B. #1941/79. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

169-80-A—B.S.I.—87 Croak Avenue, north side, 60.00 feet east of LaGuardia Avenue, Block 696, Lot 258, Todt Hill, Borough of Staten Island. N.B. #799/77. re- proposed building not fronting on a legally mapped street; Sec. 36, Art 3, of the General City Law.

170-80-A—F.D.—Packaging of flammable mixture known as "Fuel Tank". Manufactured by Petro Chemical Products, Incorporated.

171-80-A—F.D.—Packaging of combustible mixture known as "Tune Up". Manufactured by Petro Chemical Products, Incorporated.

172-80-A—F.D.—Packaging of combustible mixture known as "Fire Power Gas Treatment". Manufactured by Chemical Products, Incorporated.

173-80-A—B.M.—330 West 85th Street, south side, 275 feet west End Avenue, Block 1246, Lot 44, Borough of Manhattan. Alt. #1280/79. re- proposed cellar apartment is Cont. to Dir. Ce 1/75 and Article 34 of Housing and Maintenance Code.

174-80-A—B.M.—30-32 East 21st Street, south side, 223 feet west of Broadway, Block 849, Lot 55, Borough of Manhattan. Alt. #1121/78. re- proposed premises is located in M1-5 dist. the permit #5263/79 are hereby revoked, pursuant to Section C 26-118.7 of Administrative Code; for the approved Altered Building Application is now Cont. to Sec. 12-10 (Accessory Use) of Zoning Resolution and right to continue construction is Cont. to Secs. 11-31ZR and 11-33ZR.

175-80-A—B.M.—514-516 Broadway, east side, 127 feet south of Spring Street, Block 483, Lot 13, Borough of Manhattan. Alt. #895/78. re- proposed premises is located in a M1-5B dist. and permit #4605/79 are hereby revoked, pursuant to Sec. C-26-118.7 of Administrative Code; for the approved Altered Building Application is now Cont. to Sec. 12-10 (Accessory Use) of Zoning Resolution and right to continue construction is Cont. to Sections 11-31ZR and 11-33ZR.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

APRIL 15, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 15, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

1097-64-BZ

APPLICANT—Max Siegel Associates for 181 East 73rd Street Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law permitting in a C1-9 district, in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces within the required accessory garage.

PREMISES AFFECTED—1270-1278 Third Avenue, 181 East 73rd Street, northwest corner, Block 1408, Lot 33, Borough of Manhattan. Community Board #8M.

136-57-BZ

APPLICANT—Samuel J. Kisseloff for Caribbean Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 22, 1977—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a one story building for retail stores with accessory patron and employee parking on part of the unbuilt upon portion of the premises.

PREMISES AFFECTED—4025-4045 Laconia Avenue, 1059-1067 East 227th Street, northwest corner and 1062-1072 East 228th Street, southwest corner of Laconia Avenue, Block 4874, Lot 1 (formerly Lots 4, 7, 8 and part of Lot 1), Borough of The Bronx. Community Board #12BK.

1149-78-BZ

APPLICANT—M. Milton Glass for West Side Loft Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district in an existing fourteen story building the conversion of the second through fourteenth floors from manufacturing uses into apartment.

PREMISES AFFECTED—347-353 West 39th Street, north side, 100 feet east of Ninth Avenue, Block 763, Lot 8, Borough of Manhattan.

411-74-A

APPLICANT—Ronald Ogur for Ulano Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- installation of buried solvent tanks.

PREMISES AFFECTED—587-601 Bergen Street, north side, 211 feet east of Carlton Avenue and 610-612 Dean Street, Block 1137, Lots 25, 75, 77, 81 and 82, Borough of Brooklyn.

590-76-BZ

APPLICANT—McGee and Morsellino for Tepis Realty Corporation, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 19, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in a C2-8 district, the reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination.

PREMISES AFFECTED—243 East 59th Street, northwest corner of Tramway Station Plaza (Second Avenue), Block 1414, Lot 120, Borough of Manhattan. Community Board #8M.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re-classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

ZONING CASES

65-79-BZ

APPLICANT—Mok & Sonber for Yeshiva Machzike Torah, D. H. Beltz, owner.

SUBJECT—Application January 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-2 district, the erection of an additional story on an existing three story factory building and the change in occupancy into a private school.

PREMISES AFFECTED—35 Hewes Street, west side, 102.5 feet north of Kent Avenue, Block 2203, Lot 7, Borough of Brooklyn. Community Board #1BK.

938-79-BZ

APPLICANT—Michael H. Macaluso for Herbert Roleke, Jr., owner.

SUBJECT—Application August 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 within an R5 district, the erection of a five story and basement multiple dwelling that exceeds the permitted floor area ratio and height in a LH district has less than the required open space ratio and lot area per room penetrate the sky exposure plane and with accessory parking within the required open space.

PREMISES AFFECTED—66-60 80th Street, west side, 205.7½ feet north of Metropolitan Avenue, Block 3070, Lots 68, 72, Middle Village, Borough of Queens. Community Board #5Q.

953-79-BZ

APPLICANT—Neil Robert Berzak, for Michael Nate, owner.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, within an existing four story mixed building, the extension of the existing first floor beauty parlor into the second floor.

PREMISES AFFECTED—625 Ninth Avenue, west side, 20.1 feet north of West 44th Street, Block 1054, Lot 30, Borough of Manhattan. Community Board #4M.

1085-79-BZ

APPLICANT—Levenson Thaler Associates, Architects, Donald D. Fisher Architects for 15 West 24th Street Corporation, owner.

SUBJECT—Application October 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing eleven story building, the conversion of all floors above the first floor into residential occupancy and joint living/working quarters.

PREMISES AFFECTED—13-15 West 24th Street, north side, 266 feet west of Broadway, Block 826, Lot 29, Borough of Manhattan. Community Board #4M.

1223-79-BZ

APPLICANT—Sheldon Lobel for Rego Crescent Corporation, owner, Daniel Rubin, Contract Vendee.

SUBJECT—Application December 6, 1979—decision of the Borough Superintendent, under Section 72-21 of Zoning Resolution, to permit in a C2-2 and R3-2 district, the erection of a one story and mezzanine warehouse and office building with accessory parking in the open area.

PREMISES AFFECTED—153-63 Rockaway Boulevard, east side, 101 feet north of 137th Avenue, Block 12292, Lots 22, 33, 49, 50, 51 and 53, Jamaica, Borough of Queens. Community Board #12Q.

25-79-BZ

APPLICANT—Shea, Gould, Climenko and Casey for 692-694 Broadway Associates, owners.

SUBJECT—Application January 5, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an M1-5B district, the conversion of an existing twelve story building that exceeds the permitted area from Lofts into joint living/working quarters with stores on the first floor.

PREMISES AFFECTED—692-694 Broadway, southeast corner of East 4th Street, Block 531, Lot 6, Borough of Manhattan. Community Board #2M.

Laid over from November 7, 1979, for hearing.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of The Bronx. Community Board #11BX.

Laid over from March 4, 1980, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

APRIL 15, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, April 15, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

1241-79-SM

APPLICANT—American Standard, Incorporated, U. S. Plumbing Products—bidet.

CALENDAR

145-80-SM

APPLICANT—Guilford Mills, Incorporated—flameproof fabric.

290-80-SM

APPLICANT—Finestone Corporation—modified cements (concrete and mortar).

291-80-SA

APPLICANT—Arlan Fire Dampers—1½ hour rated fire dampers.

292-80-SM

APPLICANT—Columbus Industries, Incorporated—Class 2 air filter pads for paint collectors.

293-80-SM

APPLICANT—Flameproof covering and tarpaulin fabric.

281-79-A

APPLICANT—Barbara Brummer for Boyle-Midway, Incorporated, Division of American Home Products Corporation, owner.

SUBJECT—Application March 14, 1979—appeal from a decision of the Fire Commissioner re- packaging of Combustible mixture known as "Wizard Charcoal Lighter", in one sixty-four (64) ounce polyethylene bottle with plastic safety cap container not in compliance with the Regulations of the Administrative Code of the City of New York.

1001-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—300 Main Street, west side, 380 feet north of Pittsville Avenue, Block 7915, Lot 29, Tottenville, Borough of Staten Island.

1002-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—316 Main Street, west side, 220 feet north of Pittsville Avenue, Block 7915, Lot 36, Tottenville, Borough of Staten Island.

1003-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—322 Main Street, west side, 160 feet north of Pittsville Avenue, Block 7915, Lot 39, Tottenville, Borough of Staten Island.

1004-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—328 Main Street, west side, 100 feet north of Pittsville Avenue, Block 7915, Lot 42, Tottenville, Borough of Staten Island.

1005-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—336 Main Street, northwest corner Pittsville Avenue, Block 7915, Lot 46, Tottenville, Borough of Staten Island.

1006-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—274 Main Street, west side, 108.88 feet south of Amboy Road, Block 7915, Lot 13, Tottenville, Borough of Staten Island.

1007-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—57 Swinnerton Street, east side, 253.34 feet north of Pittsville Avenue, Block 7915, Lot 65, Tottenville, Borough of Staten Island.

1008-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Swinnerton Street, east side, 206.67 feet north of Pittsville Avenue, Block 7915, Lot 63, Tottenville, Borough of Staten Island.

1009-79-A

APPLICANT—Jerome L. Grushkin for Sunshine Brokerage Corporation, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—67 Swinnerton Street, east side, 160 feet north of Pittsville Avenue, Block 7915, Lot 60, Tottenville, Borough of Staten Island.

1010-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

CALENDAR

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Swinnerton Street, west side, 350 feet north of Pittsville Avenue, Block 7916, Lot 26, Tottenville, Borough of Staten Island.

1011-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Swinnerton Street, west side, 280 feet north of Pittsville Avenue, Block 7916, Lot 34, Tottenville, Borough of Staten Island.

1012-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Swinnerton Street, west side, 210 feet north of Pittsville Avenue, Block 7916, Lot 36, Tottenville, Borough of Staten Island.

1013-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Swinnerton Street, west side, 140.00 feet north of Pittsville Avenue, Block 7916, Lot 40, Tottenville, Borough of Staten Island.

1014-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—76 Swinnerton Street, west side, 70 feet north of Pittsville Avenue, Block 7916, Lot 42, Tottenville, Borough of Staten Island.

1015-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84 Swinnerton Street, north-west corner of Pittsville Avenue, Block 7916, Lot 45, Tottenville, Borough of Staten Island.

1016-79-A

APPLICANT—Jerome L. Grushkin for Howard File, owner.

SUBJECT—Application September 7, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—36 Swinnerton Street, west side, 317.03 feet south of Amboy Road, Block 7916, Lot 23, Tottenville, Borough of Staten Island.

1174-79-A

APPLICANT—Alphonse J. Calvanico for Joseph Noto, owner.

SUBJECT—Application November 9, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—70 Storer Avenue, south side, 101.44 feet east of Muriel Avenue, Block 7311, Lot 7, Charleston, Borough of Staten Island.

1192-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—164 Hitchcock Avenue, north-west corner of St. George Road, Block 2263, Lot 39, Richmondtown, Borough of Staten Island.

1193-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—156 Hitchcock Avenue, north west corner of St. Andrews Road, Block 2263, Lot 47, Richmondtown, Borough of Staten Island.

1194-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—174 St. George Road, south side, 100.00 feet west of Hitchcock Avenue, Block 2263, Lot 34, Richmondtown, Borough of Staten Island.

1195-79-A

APPLICANT—Alphonse J. Calvanico for Al-Pac Development Corporation, owner.

SUBJECT—Application November 21, 1979—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—161 St. Andrews Road, north side, 103.83 feet west of Hitchcock Avenue, Block 2263, Lot 52, Richmondtown, Borough of Staten Island.

147-80-A

APPLICANT—Harold Herman for Solita N. Herman.

SUBJECT—Application February 19, 1980—appeal from a decision of the Borough Superintendent re- revocation of Alteration Application #129-77 and Permit #5529.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

CALENDAR

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

64-80-A

APPLICANT—Rampulla Associates for Philip V. Rampulla, owner.

SUBJECT—Application January 28, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Esmac Court North, south side, 55.12 feet east of westerly line of Esmac Court west, Block 871, Lot 38, Todt Hill, Borough of Staten Island.

193-80-A

APPLICANT—Leonard F. Rothkrug for Arcade Associates, owners.

SUBJECT—Application March 4, 1980—appeal from a decision of the Borough Superintendent re-revocation of the approval of Alteration #1158-78 and Building Permit #3162-79 (expired) and stop work order issued on January 28, 1980.

PREMISES AFFECTED—2/4 West 29th Street, south side, 100 feet west of Broadway, Block 830, Lot 46, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

APRIL 22, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, April 22, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

130-68-BZ

APPLICANT—Charles M. Spindler Associates for Sunmark Industries, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C1-2 district, the erection of a one story enlargement to an existing automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—166-07 to 166-11 Northern Boulevard, northwest corner of 167th Street, Block 5341, Lot 1, Flushing, Borough of Queens. Community Board #7Q.

154-50-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Arie and Ahuva Heublum, owners.

SUBJECT—Application for consideration—extension of term of variance which expired March 16, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district,

the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office and parking of more than five motor vehicles.

PREMISES AFFECTED—5213-5229 Flatlands Avenue, 1260-1264 East 53rd Street, northwest corner and 5212 Avenue J, Block 7800, Lot 39, Borough of Brooklyn. Community Board #18BK.

824-59-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 5, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, sales room and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—271-277 5th Avenue and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn. Community Board #6BK.

673-53-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Norman A. Fieber, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 23, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the erection of a two story dwelling constituting the erection of two buildings on one lot and permitting the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside Avenue and 87-88 to 87-98 197th Street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill Avenue, Block 10509, Lot 265, Hollis, Borough of Queens. Community Board #8Q.

464-71-BZ

APPLICANT—Thomas Gibson for M. J. Martin and Son, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired June 28, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-3 district, in an existing one story commercial building, the addition to the uses of the restaurant portion to include cabaret.

PREMISES AFFECTED—5536 to 5548 Broadway, northeast corner of Kimberly Place, Block 3266, Lot 155, Borough of The Bronx.

205-78-BZ

APPLICANT—Olga Uranga, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 5, 1979—decision of the Borough Superintendent; previously granted on condition under

CALENDAR

Section 72-21 of the Zoning Resolution, permitting in an R8 district, in an existing three story and basement mixed building the extension of the restaurant located on the basement level to include the first floor.

PREMISES AFFECTED—129 East 15th Street, north side, 114.11 feet east of Irving Place, Block 871, Lot 28, Borough of Manhattan.

752-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Walvell Real Estate Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 15, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 21 of the Zoning Resolution, permitting partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building, hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn. Community Board #10BK.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

ZONING CASES

1161-79-BZ

APPLICANT—Albert Melniker for Frank Tassi, owner.

SUBJECT—Application November 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in conjunction with the erection of a one story restaurant, the expansion of the accessory parking facility into the residence district.

PREMISES AFFECTED—2145 Hylan Boulevard, northeast corner of Midland Avenue, Block 3589, Lot 1, Grant City, Borough of Staten Island. Community Board #2S.I.

1162-79-A

APPLICANT—Albert Melniker for Frank Tassi, owner.

SUBJECT—Application November 5, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Hylan Boulevard, northeast corner of Midland Avenue, Block 3589, Lot 1, Grant City, Borough of Staten Island.

1170-79-BZ

APPLICANT—Sheldon Lobel for Lex-Parc Properties Incorporated, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zon-

ing Resolution to permit in an M1-6 district, the erection of seven additional stories on an existing four story manufacturing building that penetrate the sky exposure plane and the use of all floors above the first floor as a multiple dwelling.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan. Community Board #2M.

1171-79-A

APPLICANT—Sheldon Lobel for Lex-Parc Properties, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan.

1184-79-BZ

APPLICANT—Steven Winter Associates for 40 West 22nd Street Tenant's Cooperative Corporation, owner.

SUBJECT—Application November 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the conversion of an existing twelve story commercial and manufacturing building into a multiple dwelling above the first floor.

PREMISES AFFECTED—40-42 West 22nd Street, south side, 280 feet east of Avenue of Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

1185-79-A

APPLICANT—Steven Winter Associates for 40 West 22nd Street Tenant's Cooperative Corporation, owner.

SUBJECT—Application November 16, 1979—appeal from a decision of the Borough Superintendent re- rear yard.

PREMISES AFFECTED—40-42 West 22nd Street, south side, 279 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

3-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2131 East 68th Street, east side, 300 feet south of Avenue U, Block 8428, Lot 24, Borough of Brooklyn. Community Board #18BK.

4-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2143 East 68th Street, east side, 409 feet south of Avenue U, Block 8428, Lot 19, Borough of Brooklyn. Community Board #18BK.

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5-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2147 East 68th Street, east side, 429.2 feet south of Avenue U, Block 8428, Lot 18, Borough of Brooklyn. Community Board #18BK.

6-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2141 East 68th Street, east side, 388.10 feet south of Avenue U, Block 8428, Lot 20, Borough of Brooklyn. Community Board #18BK.

7-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2139 East 68th Street, east side, 368.8 feet south of Avenue U, Block 8428, Lot 21, Borough of Brooklyn. Community Board #18BK.

8-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2135 East 68th Street, east side, 328.4 feet south of Avenue U, Block 8428, Lot 23, Borough of Brooklyn. Community Board #18BK.

9-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2137 East 68th Street, east side, 348-6 feet south of Avenue U, Block 8428, Lot 22, Borough of Brooklyn. Community Board #18BK.

1030-79-BZ

APPLICANT—Dominick Salvati and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

Laid over from March 4, 1980, for hearing

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from February 26, 1980, for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from February 26, 1980, for continued hearing.

772-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1121 59th Street, north side, 153.8 feet east of 11th Avenue, Block 5703, Lot 66, Borough of Brooklyn. Community Board #12BK.

Laid over from March 4, 1980, for continued hearing.

773-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1123 59th Street, north side, 174.10 feet east of 11th Avenue, Block 5703, Lot 64, Borough of Brooklyn. Community Board #12BK.

Laid over from March 4, 1980, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

APRIL 22, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, April 22, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1060-79-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application September 18, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—39 Colon Street, east side, 160 feet north of Billiou Street, Block 6561, Lot 88, Huguenot, Borough of Staten Island.

1062-79-A

APPLICANT—Saul Goldsmith for Super Glass Corporation, owner.

SUBJECT—Application September 20, 1979—appeal from a decision of the Fire Commissioner, re- approval for oxygen/natural gas glass finishing machines.

PREMISES AFFECTED—1020/26 East 48th Street, west side, 240 feet south of Farragut Road (1487/1509 Schenectady Avenue), Block 4786, Lot 22, Borough of Brooklyn.

1077-79-A

APPLICANT—Calvanico Associates for Agatha Bleis, owner.

SUBJECT—Application September 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—45 Connecticut Street, east side, 100 feet north of Pittsville Avenue, Block 7931, Lot 38, Tottenville, Borough of Staten Island.

1078-79-A

APPLICANT—Cullen and Dykman for Transgas Incorporation, owner.

SUBJECT—Application September 26, 1979—appeal from a decision of the Fire Commissioner re- Transportation of Liquefied Natural Gas by truck to New York City.

1203-79-A

APPLICANT—Alphonse J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application November 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—400 Stafford Avenue, south side, 100 feet east of Delmar Avenue, Block 6303, Lot 1, Annadale, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

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REGULAR MEETING

TUESDAY MORNING, FEBRUARY 26, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, February 13, 1980, were approved as printed in the Bulletin of February 21, 1980, Volume 65, Number 8.

524-76-BZ

APPLICANT—Edward Lauria for Christian Beetschen, owner; Victory Van Lines, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 9, 1976—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, in conjunction with an existing furniture warehouse, the enlargement in lot area and the use of open area for commercial vehicle storage.

PREMISES AFFECTED—69-71 St. Mary's Avenue, north side, 25 feet east of Tilson Place, Block 2846, Lot 237, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF THE BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

211-78-BZ

APPLICANT—Stan Montz for Young Israel of Staten Island, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 18, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the construction of an extension to a community facility structure that encroaches on the required front and side yards and penetrates the sky exposure plane.

PREMISES AFFECTED—835 Forest Hills Road, southeast corner of Willowbrook Road, a/k/a 15 Uxbridge Street, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Harold Zavin.

For Opposition: None.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 18, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on July 18, 1978 as amended through March 27, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 24-78)

645-78-BZ

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation, long term lessee.

SUBJECT—Application for consideration—reopening to modify the resolution dated February 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-01(b) of the Zoning Resolution, permitting in a C2-2 district, in conjunction with the erection of a one story restaurant, the installation of business signs that exceed the permitted surface area and exceeds the permitted height above curb level.

PREMISES AFFECTED—2250 Flatbush Avenue, west side, 180 feet north of Fillmore Avenue, Block 8486, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Morsellino.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Application reopened and to modify the resolution dated February 13, 1980.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Cincotta.... 4
Negative: Commissioner Walsh and Commissioner Wolf 2

THE RESOLUTION—

WHEREAS, this action is to modify the resolution by this Board adopted on February 13, 1980 re: 2240 Flatbush Avenue. The applicant has brought to this Board's attention a compromise reached between the Community Planning Board representatives and the representatives of the applicant, the Board herein deletes the condition that the speaking device in connection with the drive-thru operation (said operation being as of right) be removed and modifies the resolution only as follows: on condition that the management shut off the drive-thru communication device at 7 P.M. and replace it with a special telephone device from 7 P.M. to 11 P.M., at which time all communication device then is closed.

Resolved, that the Board of Standards and Appeals does hereby reopen and modify the resolution adopted on February 13, 1980.

38-76-A

APPLICANT—Albert Melniker for Standard Boat Company, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired May 9, 1979 and for amendment—appeal from a decision of the Fire Commissioner re-classification as a bulk storage plant.

PREMISES AFFECTED—1483 Richmond Terrace, north side, 95.77 feet east of Broadway, Block 184, Lot 275, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Albert Melniker and Donald A. Knapp.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., Special Order Calendar for hearing.

992-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Sidney Esikoff, owner.

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SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, south side, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar at the request of the Community Board, for decision, hearing closed.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Harding Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Julia E. Jerry, Helen Philbin, Catherine Zita, Faye Rosenberg and Sheldon S. Leffler.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

394-73-BZ

APPLICANT—Leonard F. Rothkrug.

SUBJECT—Application for consideration—to restore to the Calendar as per stipulation dated November 9, 1979 for extension of term of variance—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Sylvester Garamella.

For Opposition: Sheldon S. Leffler, Mandingo Ishaka, and Helen Philbin.

ACTION OF BOARD—Application reopened and restored to the Special Order Calendar for possible amendment of the term of variance.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractor's yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to April 29, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to restore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Doris Diether, Jeffrey S. Wien, Myron Beldock, Peter S. Einhorn, Stephen L. Wobiso and M. Jaffe.

For Opposition: Leonard Boxer.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

337-79-BZ

APPLICANT—Dr. Martin S. Bernstein.

SUBJECT—Application for consideration—Possible reopening to restore to the Calendar for possible rehearing based upon substantial new evidence (Article IV Section 4)—decision of the Borough Superintendent; previously denied, to permit in an R2 district, the conversion of the second story of an existing two story residential building into medical offices.

PREMISES AFFECTED—2107 Avenue N, north side, 40 feet east of East 21st Street, Block 7657, Lot 8, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Alvin I. Goidel, Harry Soled, Sylvia Bernstein and Martin Bernstein.

For Opposition: Jesse J. Wolfensohn.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the en-

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largement in lot area to provide accessory parking and truck storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920 and 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142 Elmhurst, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: Frank A. Vaccaro, William Whelan and Hy Rosenson.

For Opposition: Mary A. Cummins, Patricia A. Oettinger, Anthony R. Mardi, Carl Berner and Jane Planken, D.M. and others.

ACTION OF BOARD—Decision deferred and laid over to March 11, 1980, at 10 A.M., hearing closed.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Laid over to April 22, 1980, at 10 A.M., for continued hearing at the request of the applicant.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Applicant August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

ACTION OF BOARD—Laid over to April 22, 1980, at 10 A.M., for continued hearing at the request of the applicant.

736-78-BZ

APPLICANT—Dominick Salvati and Son for Louis Parmigiani, owner.

SUBJECT—Application September 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the construction and maintenance of a commercial vehicle storage lot.

PREMISES AFFECTED—710/716 Wortman Avenue, southeast corner of Pine Street, Block 4547, Lots 1 and 3, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Ronald U. Noll and Harriet Jacobs.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision; hearing closed.

63-79-BZ

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Ronald Ogur, Fred Manzolillo, John Crisona, John Manzolillo, George Manzolillo and Joseph F. Vallett.

For Opposition: Richard Herce and many others.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision; hearing closed.

64-79-A

APPLICANT—George J. Meltzer for John Manzolillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision; hearing closed.

257-79-BZ

APPLICANT—DHJ Industries, Incorporated for U.S.I.F. 34th Street Corporation, owner, DHJ Industries, Incorporated, lessee.

SUBJECT—Application March 9, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C6-2 district, in an existing eighteen story commercial building, the use of a portion of the first floor for textile manufacturing.

PREMISES AFFECTED—331-349 West 33rd Street, north side, 165 feet east of 9th Avenue, 330 West 34th Street, Block 757, Lot 54, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: William Roper.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to March 25, 1980, at 10 A.M., hearing closed.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in

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a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff, Doris Diether, C.B. #2M and Leonard Boyer.

For Opposition: None.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for continued hearing at the request of the applicant; objector concurs.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for continued hearing at the request of the applicant; objector concurs.

946-79-BZ

APPLICANT—Andrew Di Camillo for William J. Foley, owner.

SUBJECT—Application August 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a R6 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—583/93 6th Avenue, east side, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14, 15 and 115, Borough of Brooklyn. Community Board #7BK.

APPEARANCES—

For Applicant: Frank Sellitto.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision; additional information; hearing closed.

983-79-BZ

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty Incorporated, owner.

SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: C. Kirschner and S. Daashuur.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; hearing closed.

1083-79-A

APPLICANT—Inge Daashuur for 114 W. 27th Street Realty, owner.

SUBJECT—Applicant October 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; hearing closed.

1049-79-BZ

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story commercial and manufacturing building, the conversion of all floors above the sixth floor into a multiple dwelling.

PREMISES AFFECTED—144 West 27th Street, south side 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to April 22, 1980, at 10 A.M., for hearing at the request of the applicant.

1050-79-A

APPLICANT—Paul Gugliotta for 144-152 Associates, owner.

SUBJECT—Application September 13, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—144 West 27th Street, south side, 232.04 feet east of Seventh Avenue, Block 802, Lot 67, Borough of Manhattan.

ACTION OF BOARD—Laid over to April 22, 1980, at 10 A.M., for hearing at the request of the applicant.

1070-79-BZ

APPLICANT—Shael Shapiro for Shapiro, Lawn Associates, Architects owner, Groff Studio Corporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—151 West 28th Street, north side, 100.01 feet east of Seventh Avenue, Block 804, Lot 8, Borough of Manhattan. Community Board #5M.

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APPEARANCES—

For Applicant: John C. Schauer, Shael Shapiro, Chester L. Pikiel and Helen J. Mills.

For Administrator: Robert Gachfeld and Sandy Harick, CPC.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision, hearing closed.

1071-79-BZ

APPLICANT—IRA Blair for JFM Enterprises, owner, Laforgia Fuel Oil Company, Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in a M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582, Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to March 4, 1980, at 10 A.M., for deferred decision, hearing closed.

1072-79-BZ

APPLICANT—Jerome L. Grushkin for Armstrong Associates, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, within an existing housing development, the construction of an accessory swimming pool that encroaches on the minimum distance to a lot line.

PREMISES AFFECTED—890 Armstrong Avenue, west side, 100.36 feet north of Leverett Avenue, Block 5491, Lot 88, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin and Michael J. Cassino.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

APPEARANCES—

For Applicant: Thomas P. Crinnion, Rudy Strauss and Jack Walter Jr.

For Opposition: Jerry L. Crispino, Dominick A. Fusco, Sister Miriam Laboure, B. Murray, Eileen Bolger, Sally McDonagh, John A. Moran, Community BD. #8,

Sandra Mayer, Richard L. Moora, Mary Cronin, Marian Buflington, Fernand Beck, Dennis Murray, Robert Murray and many others.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision, hearing closed.

1144-79-BZ

APPLICANT—Alfonso Duarte for Robert D. Steinberg, owner.

SUBJECT—Application October 31, 1979—decision of the Borough Superintendent, under Section 73-44 of the Zoning Resolution to permit in a C1-2 and M1-1 district, in conjunction with the erection of a two story and cellar office building, the reduction in the number of required accessory parking spaces.

PREMISES AFFECTED—55 Westchester Square, southeast corner of Ponton Avenue, Block 4072, Lots 5, 6 and 9, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Alfonso Duarte, John Spada and Richard Daffner.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision, hearing closed.

1211-79-BZ

APPLICANT—Willard Scolnik for H. Waxman, owner; Mr. G. Hahn, lessee.

SUBJECT—Application November 28, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the conversion of a two story public school into a roller skating rink with business offices on the second floor.

PREMISES AFFECTED—930 Soundview Avenue, south side, 100 feet east of Bruckner Boulevard, Block 3662, Lot 8, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Willard Scolnik.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision, hearing closed.

1214-79-BZ

APPLICANT—Samuel H. Lindenbaum for George Klein, Contract Vendee and Long Term Lessee and Authorized Signatory.

SUBJECT—Application November 29, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, on a plot with existing structures, the erection of a thirty six story office building that encroaches on the minimum distance between building penetrates the sky exposure plane, without the required

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loading berth and exceeds the commercial lot area requirement.

PREMISES AFFECTED—533-543 Madison Avenue and 47-57 East 54th Street, northeast corner, Block 1290, Lots 21, 24, 26, 27, 50 and 127, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Francis R. Angelino, Edward L. Barnes, George Klein and Percy Keck.

For Opposition: Curtis C. Mechling and Gerald A. Fisher.

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

230-77-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Lazzaro, owner.

SUBJECT—Application May 3, 1977—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story building for the display and sales of new and used cars with accessory repairs.

PREMISES AFFECTED—1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Estelle Grotsky.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 29, 1980, after due notice by publication in the Bulletin; laid over to February 13, 1980; then to February 26, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1979 updated from April 20, 1977 acting on N.B. Applic. #10/1979, reads:

"1. Proposed sales and display of new and used cars with accessory motor vehicles repairs is contrary to 22.00 Z.R.

2. There are no bulk, parking or off-street loading requirement for a commercial building in an R5 District. Refer to Board of Standards and Appeals.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, Community Board #15 has recommended approval of this application; and

WHEREAS, the site fronts on a street with an elevated line which renders it undesirable for residential development; and

WHEREAS, there exists non-conforming commercial uses abutting and on the same side of McDonald Avenue; and

WHEREAS, a district boundary is located in the center of the street for an abutting C8 district; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and

grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one-story building for the display and sale of new and used cars with accessory repairs *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 6, 1977", 2 sheets, and "February 22, 1980", 2 sheets; and *on further condition* that this variance shall be limited to a term of 15 years; that the signs shall comply with the C1 district regulations; that the rear and side walls shall have a light colored stucco coat; that there shall be no body and fender repairs or paint spraying; that the hours of operation be limited to from 8.00 A.M. to 6:00 P.M. daily, closed on Sunday; that no Building Department permit be issued until 31 days from the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

617-79-BZ

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front, side and rear yards and with less than the required accessory parking.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: David C. Winters.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 27, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to February 13, 1980; then to February 19, 1980; then to February 26, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #135/1978, reads:

"1. Provide 30'-0" rear yard as per Section 23-47 of Z.R.

2. Provide 2 side yards, 8'-0" each for proposed 3 family dwelling in an R5 zone as per Section 23-462 of Z.R.

3. Provide 18'-0" front yards as per Section 23-45 of Z.R.

4. Provide at least 2 car accessory parking yards for proposed three family dwelling as per Section 25-23 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the existing lot is narrow therefore rendering a complying building unmarketable; and

WHEREAS, the proposed building is similar in size to buildings recently constructed in the neighborhood; and

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WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-01 and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, three-family dwelling that encroaches on the required front, side and rear yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 23, 1979", 1 sheet, "February 8, 1980", 1 sheet, and "February 15, 1980", 3 sheets; and *on further condition* that the existing garage in rear, which is to remain on the adjacent property, shall be protected to the satisfaction of the Department of Buildings; that the open parking in the rear be arranged to accommodate two cars; that approved type smoke detectors be provided in each apartment and the cellar; that a deed restriction limiting the occupancy to a three-family dwelling be properly filed; that a copy of said covenant indicating the libre, page and date of recording be noted on the Certificate of Occupancy; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

618-79-A

APPLICANT—Alphonse J. Calvanico for Joan Silverman, owner.

SUBJECT—Application May 23, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law and Building Code.

PREMISES AFFECTED—1648 59th Street, south side, 380 feet west of 17th Avenue, Block 5510, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1979, on N.B. Applic. #135/78, reads:

"1. Provide 30'-0" rear yard as per Sec. 26 M.D. Law.

2. Side yards must be at least 8'-0" as per Sec. 26 M.D. Law.

3. Provide primary entrance accessible and usable by individuals in wheelchairs as per C26-601.1 B.C."

and WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 8, 1979, acting on N.B. Applic. #135/78, Objection Nos. 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 617-79-BZ; and that all other laws, rules and regulations be complied with.

1073-79-BZ

APPLICANT—Alfonse Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application September 25, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Alfonse Duarte.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin; laid over to February 26, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1979, acting on Alt. Applic. #541/1979, reads:

"10. Proposed residence building (U.G. 2) located in M1-5 district is contrary to Sec. 42-00 Z.R. (There are no bulk or parking regulations).

33. Proposed enlargement in non-conforming building is contrary to Sec. 52-41 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the maintenance of a penthouse enlargement and the conversion of two factory and commercial buildings into a multiple dwelling above the first floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received September 25, 1979", 21 sheets; and *on further condition* that the existing sprinkler system be extended throughout the entire structure and properly maintained; that the first and second floors shall be occupied with conforming commercial or manufacturing uses; that 25 percent of the roof area be allocated as tenant recreational space; that a smoke detector with a self-contained alarm be installed in each apartment; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1081-79-BZ

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for contract-vendee Kings Restoration Corporation, owner.

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SUBJECT—Application September 28, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the conversion of an existing church into a four family dwelling that increases the degree of non-compliance with the rear yard.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Alfonse Duarte.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin; laid over to February 26, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1979, acting on Alt. Applic. #957/1979, reads:

"1. Proposed conversion of existing community facility use, in the case, a church, to a four family residential bldg. increases the degree of non-compliance of the rear yard, in that, a residence bldg. requires a 30'-0" rear yard for all floors, but a community facility bldg. may have a one story obstruction in the required rear yard. Therefore this conversion is contrary to Section 54-31 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Vice Chairman Philip P. Agusta and Administrative Engineer Roger Bennett; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the conversion of an existing Church into a multiple dwelling that increases the degree of non-compliance within the rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "September 28, 1979", 4 sheets and *on further condition* that smoke detectors be installed in each apartment; that there shall be no living space in the cellar; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the zoning resolution.

1082-79-A

APPLICANT—Maxfield Blaubeux and Heywood Blaubeux for Kings Restoration Corporation, Contract-Vendee.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—358 Pacific Street, southeast corner of Hoyt Street, Block 189, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfonse Duarte.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1979, on Alt. Applic. #957/79, reads:

"1. Proposed conversion of an existing Church to a four family Class 'A' Multiple Dwelling, requires a 30'-0" rear yard as per Sec. 26 M.D. Law."

and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated September 4, 1979, acting on Alt. Applic. #957/1979, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under calendar 1081-79-BZ and that all other laws, rules and regulations be complied with.

Adjourned: 5:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 26, 1980,
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

704-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for 16 West 14th Street Realty Corporation, owner.

SUBJECT—Application June 15, 1979—for modification of certificate of occupancy re- sprinkler system.

PREMISES AFFECTED—14/16 West 14th Street, south side, 140 feet west of Fifth Avenue, Block 577, Lots 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Sheldon Lobel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated June 15, 1979, to Modify C.O. #49173, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to Modify a Certificate of Occupancy in relation to the following building:

14/16 West 14th Street
New York, N. Y. 10011."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner John B. Walsh, P.E. which recom-

MINUTES

mended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the Certificate of Occupancy be modified to require an approved automatic sprinkler system throughout the entire area located below grade; and that all other laws, rules and regulations applicable shall be complied with and that substantial construction be completed within 6 months of the date of this resolution.

743-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—154 Aspinwall Street, west side, 75 feet north of Hylan Boulevard, Block 7927, Lot 46, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1150/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 22, 1979, acting on N.B. Applic. #1150/79, Objection No. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "June 26, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

744-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on a legally mapped street. Proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 140 feet north of Hylan Boulevard, Block 7927, Lot 43, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1151/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1151/79, Objections Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b, is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

745-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re proposed building not fronting on a legally mapped street. Proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—148 Aspinwall Street, west side, 205 feet north of Hylan Boulevard, Block 7927, Lot 41, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1152/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1152/79 Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b, is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

746-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—136 Aspinwall Street, west side, 270 feet north of Hylan Boulevard, Block 7927, Lot 37, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1153/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-40.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1153/79 Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

747-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—130 Aspinwall Street, west side, 335 feet north of Hylan Boulevard, Block 7927, Lot 34, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1154/79, reads:

MINUTES

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1154/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

748-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—124 Aspinwall Street, west side, 400 feet north of Hylan Boulevard, Block 7927, Lot 30, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1155/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1155/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

749-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—118 Aspinwall Street, west side, 465 feet north of Hylan Boulevard, Block 7927, Lot 27, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1156/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

MINUTES

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2 (c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1156/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

750-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—112 Aspinwall Street, west side, 530 feet north of Hylan Boulevard, Block 7927, Lot 24, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1157/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the prop-

erty is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1157/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

751-79-A

APPLICANT—Peter F. Oddo, Jr. for Block 6358 Construction Corporation, owner.

SUBJECT—Application June 26, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—106 Aspinwall Street, west side, 595 feet north of Hylan Boulevard, Block 7927, Lot 20, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1979, on N.B. Applic. #1158/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

MINUTES

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 22, 1979 acting on N.B. Applic. #1158/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 26, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

APPEARANCES—

For Applicant: Frank P. Farinella and Sheldon Lobel.

For Opposition: Frank A. Dell'Aire.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision, hearing closed.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision, hearing closed.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision, hearing closed.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision, hearing closed.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision, hearing closed.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision, hearing closed.

904-79-A

APPLICANT—The Brooklyn Union Gas Company.

SUBJECT—Application August 3, 1979—appeal from rules promulgated by the Commissioner of Buildings re- vent damper devices in existing boilers and furnaces.

MINUTES

APPEARANCES—

For Applicant: William R. Coleman and Henry Saverino.
For Opposition: I. Minkin, Dept. of Buildings.

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for continued hearing.

921-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF BUSINESS—Lincoln Square Scenic Studios, Incorporated.

SUBJECT—Application August 10, 1979—for Modification of Certificate of Occupancy #24874, re- Sprinkler System.

PREMISES AFFECTED—558 West 34th Street, south side, 15 feet east of 11th Avenue, Block 705, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Opposition: George Furchin.

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for hearing.

1045-79-A

APPLICANT—Francis R. Dickhut for Young Israel of Staten Island, owner.

SUBJECT—Application September 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—835 Forest Hill Road, southeast corner of Willowbrook Road, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Francis R. Dickhut, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

1080-79-A

APPLICANT—Calvanico Associates for Frances Homes, owner.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—531 Rensselaer Avenue, north side, 300 feet west of Delmar Avenue, Block 6315, Lot 54, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

1106-79-A

APPLICANT—Jerome L. Grushkin for Janusz R. Enzinger, owner.

SUBJECT—Application October 16, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed Building not fronting on a legally mapped street.

PREMISES AFFECTED—Wilson View Place, west side, 125.24 feet south of Douglas Road, Block 835, Lot 155, Emerson Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Opposition: Paul Mok.

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for continued hearing.

1141-79-A

APPLICANT—Frank A. Vaccaro for Joseph Colacino, owner.

SUBJECT—Application October 31, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—60 Rae Avenue, west side, 220 feet north of Edwin Street, Block 6425, Lot 32, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Frank A. Vaccaro.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

1199-79-A

APPLICANT—Samuel H. Lindenbaum for Duane-Park Development Company, Contract Vendee.

SUBJECT—Application November 21, 1979—an appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—165-167 Duane Street and 49-53 Hudson Street, northwest corner, Block 143, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Francis R. Angelino and Joseph Carana.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 2 P.M., for decision; hearing closed.

MINUTES

1216-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent, re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: Herman H. Krogman.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to March 4, 1980, at 2 P.M., for continued hearing.

1217-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 4, 1980, at 2 P.M., for continued hearing.

1227-79-A

APPLICANT—George D. Kelly Kelro Consultants, Incorporated, for Max Factor, owner.

SUBJECT—Application December 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Factor Nail Polish Remover", 7.25 ounce plastic containers, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: George D. Kelly, William R. Golden and Thomas F. Dalton.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 4, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 6:55 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted February 5, 1980 and printed in Bulletin No. 7, Volume LXV under Calendar Number 405-78-BZ is hereby corrected to read as follows:

405-78-BZ

APPLICANT—Anthony S. DiProperzio for Hook Creek Boulevard, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-1 and R3-2 district, the enlargement in lot area of an existing restaurant to provide for additional accessory parking.

PREMISES AFFECTED—248-04 South Conduit Avenue (Sunrise Highway) southeast corner of Hook Creek Boulevard, Block 13623, Lots 1 and 6, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Anthony S. DiProperzio.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,

Commissioner Cincotta and Commissioner Wolf 4

Negative: 0

Absent: Vice Chairman Agusta and Commissioner Walsh 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 12, 1978, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 12, 1978 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 254-78)

* In the vote section the resolution has been corrected to read "Commissioner Walsh absent, rather than Commissioner Wolf absent".

CORRECTION

The resolution adopted January 22, 1980 under Calendar Number 1242-79-SA and printed in Bulletin No. 5, Vol. LXV, is hereby corrected to read as follows:

1242-79-SA

APPLICANT—Elkhart Brass Manufacturing Company, Incorporated, owner.

SUBJECT—Pressure reducing valves for standpipe systems.

APPEARANCES—

For Applicant: Ralph Flori.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Commissioner Carroll 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1242-79-SA: Elkhart Brass Manufacturing Company, Incorporated, Elkhart, Indiana, filed for approval of Elkhart Pressure Reducing Valves, Models UP-20 and UP-25, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Pressure reducing valves for standpipe systems.

DESCRIPTION: The valves are brass, angle type hose valves. They are available in 1½" and [2"] 2½" sizes and have a rated working pressure of 300 psi. They are used to reduce the high pressures of standpipe lines to pressures of about 50 psi to allow connections to hoses and are threaded for such connections. Model UP-20 has female inlet threads and female outlet threads. Model UP-25 has female inlet threads and male outlet threads. The valves can also be used to close off a line.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (File EX1164).

RECOMMENDATION: The Committee on Test recommends the approval of Elkhart Pressure Reducing Valves, Models UP-20 and UP-25, for standpipe systems, under the provisions of Article 17 and RS 17 of the Building Code, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 1242-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board to change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,

Executive Director,

For the Committee on Test,

STUART LOWENTHAL,

Asst. Engr.,

THOMAS W. FARRICKER, JR.,

Asst. Arch.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

Matter in *italics* is being added.

Matter in [brackets] is being deleted.

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OF THE CITY OF NEW YORK

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York, N. Y. 10013.

TELEPHONE—566-5174.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 12, 1980 an Order to Show Cause and Petition was served on the Board by Pasquale J. Amico, attorney for the petitioners B & B Auto Parts, Inc., seeking a review of an Appeal brought to the Board of Estimate by The Van Nest Block Association, which had reversed The Board of Standards and Appeals grant of December 11, 1979, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the creation of a one story enlargement to an existing automobile supply store and machine shop establishment, previously before the Board. Calendar Number 581-79-BZ, premises affected, 1255 East 180th Street, north side 116.98 feet west of Van Nest Avenue, Block 4015, Lot 38, Borough of The Bronx.

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Corrections Affecting Calendar Numbers—

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CALENDAR

DOCKET

New Cases filed up to March 4, 1980

Cal. No. Dept. Premises Affected

176-80-A—B.M.—4566 Broadway, northeast corner of Nagle Avenue, Block 2172, Lot 1, Borough of Manhattan. N.B. #31/77, re-proposed use of premises as a Self-service station and oil selling station is Cont. to both C19-73-0 b.2 and Board of Standard and Appeals Cal. #822-77-BZ.

177-80-BZ—B.Q.—189-08 Northern Boulevard, south side, 46.35 feet east of 189th Street, Block 5512, Lot 10, Bayside, Borough of Queens. Alt. #74/80. re-proposed change of a non-conforming use group 6, located within a residence R3-2 dist. to an automobile repair shop with body and fender work, with accessory and acetylene welding, painting and storage, Cont. to Sec. 52-34 Z.R.

178-80-BZ—B.B.—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5453, Lot 32, Borough of Brooklyn. Community Board #12BK. N.B. #258/79. re-proposed three story, three family multiple dwelling located in an R6 dist. does not comply with the minimum required open space ratio and exceeds the maximum floor area ratio required, and rear yard required, Cont. to Sections 23-47 Z.R. and 23-142 Z.R.

179-80-A—B.B.—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5453, Lot 32, Borough of Brooklyn. N.B. #258/79. re-proposed three story, three family Multiple Dwelling. Cont. Sec. 26 of Multiple Dwelling Law.

180-80-BZ—B.B.—1619 49th Street, north side, 160 feet west of 16th Avenue, Block 5448, Lot 82, Borough of Brooklyn. Community Board #12BK. N.B. #11/80. re-proposed two family dwelling, utilizing regulations applying to predominantly built up area in height. Cont. to Sections 23-45 Z.R. and 23-691 Z.R.

181-80-BZ—B.B.—1660 54th Street, south side, 264.2 feet north of 17th Avenue, Block 5485, Lot 31, Borough of Brooklyn. Community Board #12BK. N.B. #168/79. re-proposed front yard for one family dwelling, utilizing regulations applying to predominantly built in height. Cont. to Sections 23-45 Z.R., 23-691 Z.R.

182-80-A—B.S.I.—194 Shiel Avenue, southeast corner of Bloomingdale Road, Block 7080, Lot 10, Woodrow, Borough of Staten Island. N.B. #2165/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

183-80-A—B.S.I.—184 Shiel Avenue, south side, 120.00 feet east of Bloomingdale Road, Block 7080, Lot 12, Woodrow, Borough of Staten Island. N.B. #2166/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

184-80-A—B.S.I.—178 Shiel Avenue, south side, 172.67 feet east of Bloomingdale Road, Block 7080, Lot 15, Woodrow, Borough of Staten Island. N.B. #2167/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

185-80-A—B.S.I.—174 Shiel Avenue, south side, 225.34 feet east of Bloomingdale Road, Block 7080, Lot 17, Woodrow, Borough of Staten Island. N.B. #2168/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

186-80-A—B.S.I.—166 Shiel Avenue, south side, 278.01 feet east of Bloomingdale Road, Block 7080, Lot 20,

Woodrow, Borough of Staten Island. N.B. #2169/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

187-80-A—B.S.I.—156 Shiel Avenue, south side, 378.01 feet east of Bloomingdale Road, Block 7080, Lot 25, Woodrow, Borough of Staten Island. N.B. #2170/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

188-80-A—B.S.I.—155 Radigan Avenue, northeast corner of Bloomingdale Road, Block 7080, Lot 1, Woodrow, Borough of Staten Island. N.B. #2171/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

189-80-A—B.S.I.—145 Radigan Avenue, north side, 120.00 feet east of Bloomingdale Road, Block 7080, Lot 75, Woodrow, Borough of Staten Island. N.B. #2172/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

190-80-A—B.S.I.—135 Radigan Avenue, north side 220.00 feet east of Bloomingdale Road, Block 7080, Lot 70, Woodrow, Borough of Staten Island. N.B. #2173/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

191-80-A—B.S.I.—125 Radigan Avenue, north side, 320.00 feet east of Bloomingdale Road, Block 7080, Lot 65, Woodrow, Borough of Staten Island. N.B. #2174/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

192-80-A—B.S.I.—735 Bloomingdale Road, east side, 80.00 feet north of Radigan Avenue, Block 7080, Lot 5, Woodrow, Borough of Staten Island. N.B. #2175/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

193-80-A—B.M.—2-4 West 29th Street, south side, 100 feet west of Broadway, Block 830, Lot 46, Borough of Manhattan. re-proposed premises is located in a M1-6 dist. alter Building application #1158/78 and permit #3162/79 are hereby revoked, pursuant to Section C26-118.7 of Administrative Code; for the approved Altered Building Application is now Cont. to Sections 12-10ZR (Accessory use of Zoning Resolution and right to continue construction is Cont. to Sections 11-31ZR and 11-33ZR.

194-80-A—B.Q.—184-54 149th Avenue, 14906 Springfield Boulevard, Block 13430, Lot 2, Jamaica, Borough of Queens. N.B. #179/78. re-proposed use of drywells for the disposal of storm water (Local Law #7).

195-80-BZ—B.B.—242 South 1 Street, south side, 70 feet west of Havemeyer Street, Block 2408, Lots 19, 116 and 16, Borough of Brooklyn. Community Board #1BK. Alt. #602/79. re-proposed building occupied by a non-conforming use, an enlargement, accessory off street parking and loading and unloading berths is Contrary to Sections 52-22 Z.R., 52-41 Z.R., 25-31 Z.R., 36-21 Z.R., 25-72 Z.R. and 36-62 Z.R.

196-80-BZ—B.B.—1944/52 Rockaway Parkway, west side, 100 feet south of Avenue N, Block 8299, Lot 45, Borough of Brooklyn. Community Board #18BK. Alt. #1234/79. re-proposed parking space shown on plan is Cont. to the total parking space required by Section 36-21 Z.R.

197-80-BZ—B.M.—177 East 79th Street, north side, 134 feet west of Third Avenue, Block 1508, Lot 130, Borough of Manhattan. N.B. #21/79. re-proposed building does not have rear yard, distance required windows and rear

CALENDAR

lot line, sky exposure plane, and cellar living room. Cont. to Sections 23-47 Z.R., 23-861 Z.R., 23-663 Z.R. and 23-632 Z.R.

198-80-A—B.M.—177 East 79th Street, north side, 134 feet west of Third Avenue, Block 1508, Lot 130, Borough of Manhattan. N.B. #21/79. re- proposed cellar living rooms are Cont. to Section 34 of Multiple Dwelling Law.

199-80-BZ—B.S.I.—26 Shore Acres Road, south side, 44.59 feet east of Bay Street, Block 3066, Lot 167, Shore Acres, Borough of Staten Island. Alt. #270/79. re- Proposed elimination of a garage and parking within a required front yard. Cont. to Section 23-40 Z.R. Community Board #1S.I.

200-80-BZ—B.M.—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M. Alt. 146/80. re- proposed residence U.G. 2, in an M1-5 zoning dist. there are no bulk or parking regulation, rear yard less than 20 feet in depth in an M1-5 zoning dist. Contrary to Section 42-10 Z.R. and 43-26 Z.R.

201-80-A—B.M.—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Alt. #146/80. re- proposed rear yard less than 30 feet in depth is Contrary to Section 26 of Multiple Dwelling Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

APRIL 22, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, April 22, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

130-68-BZ

APPLICANT—Charles M. Spindler Associates for Sunmark Industries, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C1-2 district, the erection of a one story enlargement to an existing automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—166-07 to 166-11 Northern Boulevard, northwest corner of 167th Street, Block 5341, Lot 1, Flushing, Borough of Queens. Community Board #7Q.

154-50-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Arie and Ahuva Heublum, owners.

SUBJECT—Application for consideration—extension of term of variance which expired March 16, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of

auto accessories, storage and office and parking of more than five motor vehicles.

PREMISES AFFECTED—5213-5229 Flatlands Avenue, 1260-1264 East 53rd Street, northwest corner and 5212 Avenue J, Block 7800, Lot 39, Borough of Brooklyn. Community Board #18BK.

824-59-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 5, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, sales room and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—271-277 5th Avenue and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn. Community Board #6BK.

673-53-BZ—Vol. II

APPLICANT—Arthur Levine for Sidney Esikoff and Norman A. Fieber, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 23, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the erection of a two story dwelling constituting the erection of two buildings on one lot and permitting the parking and storage of motor vehicles on unbuilt portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside Avenue and 87-88 to 87-98 197th Street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill Avenue, Block 10509, Lot 265, Hollis, Borough of Queens. Community Board #8Q.

464-71-BZ

APPLICANT—Thomas Gibson for M. J. Martin and Son, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired June 28, 1978—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-3 district, in an existing one story commercial building, the addition to the uses of the restaurant portion to include cabaret.

PREMISES AFFECTED—5536 to 5548 Broadway, northeast corner of Kimberly Place, Block 3266, Lot 155, Borough of The Bronx.

205-78-BZ

APPLICANT—Olga Uranga, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired December 5, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, in an existing three story and basement mixed

CALENDAR

building the extension of the restaurant located on the basement level to include the first floor.

PREMISES AFFECTED—129 East 15th Street, north side, 114.11 feet east of Irving Place, Block 871, Lot 28, Borough of Manhattan.

752-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Walvell Real Estate Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 15, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 21 of the Zoning Resolution, permitting partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building, hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station.

PREMISES AFFECTED—8801-8809 4th Avenue, south-east corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn. Community Board #10BK.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

311-78-BZ—Vol. II

APPLICANT—Harold Herman for Solita N. Herman, trustee.

SUBJECT—Application for consideration—reopening as Volume II subject to regular procedure—decision of the Borough Superintendent; previously denied under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the construction of an additional floor to a proposed multiple dwelling previously before the Board that increases the degree of non-compliance in open space ratio, floor area ratio, lot area per room and penetration of the sky exposure plane.

PREMISES AFFECTED—423-425 East 76th Street, north side, 250 feet west of York Avenue, Block 1471, Lot 13, Borough of Manhattan.

898-79-BZ

APPLICANT—Edward Lauria for Larow Properties Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the enlargement in area of an existing two story dwelling and the conversion of the first floor into a store that creates non-conformity and increases the degree of non-compliance within the front yard.

PREMISES AFFECTED—4200 Hylan Boulevard, south-west corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island.

899-79-BZ

APPLICANT—Edward Lauria for Larow Properties Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed increase in area on the third floor and proposed extension of the existing J3 use to the third floor; previously granted on condition.

PREMISES AFFECTED—4200 Hylan Boulevard, south-west corner of Armstrong Avenue, Block 5315, Lot 7, Great Kills, Borough of Staten Island.

ZONING CASES

1161-79-BZ

APPLICANT—Albert Melniker for Frank Tassi, owner.

SUBJECT—Application November 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in conjunction with the erection of a one story restaurant, the expansion of the accessory parking facility into the residence district.

PREMISES AFFECTED—2145 Hylan Boulevard, north-east corner of Midland Avenue, Block 3589, Lot 1, Grant City, Borough of Staten Island. Community Board #2S.I.

1162-79-A

APPLICANT—Albert Melniker for Frank Tassi, owner.

SUBJECT—Application November 5, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2145 Hylan Boulevard, north-east corner of Midland Avenue, Block 3589, Lot 1, Grant City, Borough of Staten Island.

1170-79-BZ

APPLICANT—Sheldon Lobel for Lex-Parc Properties Incorporated, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the erection of seven additional stories on an existing four story manufacturing building that penetrate the sky exposure plane and the use of all floors above the first floor as a multiple dwelling.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan. Community Board #2M.

1171-79-A

APPLICANT—Sheldon Lobel for Lex-Parc Properties, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan.

1184-79-BZ

APPLICANT—Steven Winter Associates for 40 West 22nd Street Tenant's Cooperative Corporation, owner.

SUBJECT—Application November 16, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the conversion of an existing twelve story commercial and manufacturing building into a multiple dwelling above the first floor.

CALENDAR

PREMISES AFFECTED—40-42 West 22nd Street, south side, 280 feet east of Avenue of Americas, Block 823, Lot 65, Borough of Manhattan. Community Board #5M.

1185-79-A

APPLICANT—Steven Winter Associates for 40 West 22nd Street Tenant's Cooperative Corporation, owner.

SUBJECT—Application November 16, 1979—appeal from a decision of the Borough Superintendent re- rear yard.

PREMISES AFFECTED—40-42 West 22nd Street, south side, 279 feet east of Avenue of the Americas, Block 823, Lot 65, Borough of Manhattan.

3-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2131 East 68th Street, east side, 300 feet south of Avenue U, Block 8428, Lot 24, Borough of Brooklyn. Community Board #18BK.

4-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2143 East 68th Street, east side, 409 feet south of Avenue U, Block 8428, Lot 19, Borough of Brooklyn. Community Board #18BK.

5-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2147 East 68th Street, east side, 429.2 feet south of Avenue U, Block 8428, Lot 18, Borough of Brooklyn. Community Board #18BK.

6-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2141 East 68th Street, east side, 388.10 feet south of Avenue U, Block 8428, Lot 20, Borough of Brooklyn. Community Board #18BK.

7-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2139 East 68th Street, east side, 368.8 feet south of Avenue U, Block 8428, Lot 21, Borough of Brooklyn. Community Board #18BK.

8-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2135 East 68th Street, east side, 328.4 feet south of Avenue U, Block 8428, Lot 23, Borough of Brooklyn. Community Board #18BK.

9-80-BZ

APPLICANT—Dominick Salvati and Son for Fleetwood Development Corporation, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C3 district, the erection of a two story, four family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—2137 East 68th Street, east side, 348-6 feet south of Avenue U, Block 8428, Lot 22, Borough of Brooklyn. Community Board #18BK.

1030-79-BZ

APPLICANT—Dominick Salvati and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

Laid over from March 4, 1980, for hearing

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from February 26, 1980, for continued hearing.

CALENDAR

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from February 26, 1980, for continued hearing.

772-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1121 59th Street, north side, 153.8 feet east of 11th Avenue, Block 5703, Lot 66, Borough of Brooklyn. Community Board #12BK.

Laid over from March 4, 1980, for continued hearing.

773-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1123 59th Street, north side, 174.10 feet east of 11th Avenue, Block 5703, Lot 64, Borough of Brooklyn. Community Board #12BK.

Laid over from March 4, 1980, for continued hearing.

385-80-A

APPLICANT—Edward Lauria for Sanford Nalitt and Associated Companies, owner.

SUBJECT—Application March 18, 1980—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street. Proposed openings in exit passageway and openings in mall adjoining the stores with no fire separation between tenancies is contrary to the Administrative Code.

PREMISES AFFECTED—1351 Forest Avenue, north side, 60.23 feet east of Barrett Avenue, Block 1052, Lot 1, Westerleigh, Borough of Staten Island.

To be heard in conjunction with Cal. #1265-79-BZ.

ALAN D. GERSHUNY, *Executive Director*

APRIL 22, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, April 22, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1060-79-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

SUBJECT—Application September 18, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—39 Colon Street, east side, 160 feet north of Billiou Street, Block 6561, Lot 88, Huguenot, Borough of Staten Island.

1062-79-A

APPLICANT—Saul Goldsmith for Super Glass Corporation, owner.

SUBJECT—Application September 20, 1979—appeal from a decision of the Fire Commissioner, re- approval for oxygen/natural gas glass finishing machines.

PREMISES AFFECTED—1020/26 East 48th Street, west side, 240 feet south of Farragut Road (1487/1509 Schenectady Avenue), Block 4786, Lot 22, Borough of Brooklyn.

1077-79-A

APPLICANT—Calvanico Associates for Agatha Bleis, owner.

SUBJECT—Application September 25, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—45 Connecticut Street, east side, 100 feet north of Pittsville Avenue, Block 7931, Lot 38, Tottenville, Borough of Staten Island.

1078-79-A

APPLICANT—Cullen and Dykman for Transgas Incorporation, owner.

SUBJECT—Application September 26, 1979—appeal from a decision of the Fire Commissioner re- Transportation of Liquefied Natural Gas by truck to New York City.

1203-79-A

APPLICANT—Alphonse J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application November 27, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—400 Stafford Avenue, south side, 100 feet east of Delmar Avenue, Block 6303, Lot 1, Annadale, Borough of Staten Island.

194-80-A

APPLICANT—Arno Fischer for M. Parisi and son, Construction, Company, owner.

SUBJECT—Application March 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—184-54 149th Avenue, 149-05 Springfield Boulevard, southeast corner, Block 13430, Lot 2, Jamaica, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

APRIL 29, 1980

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 29, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

348-78-BZ

APPLICANT—Diffendale and Kubec for John Vincent Scalia, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 28, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 73-27 of the Zoning Resolution, permitting in a C1-1 district, the erection of a two story and cellar enlargement to an existing funeral establishment and dwelling with accessory parking previously before the Board.

PREMISES AFFECTED—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island.

608-59-BZ

APPLICANT—Berry Box Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15,

CALENDAR

1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change of occupancy from a public garage for more than five (5) cars and display of furniture to storage and manufacturing of corrugated shipping containers and loading and unloading.

PREMISES AFFECTED—376 to 382 Vernon Avenue, south side, 225.0 feet west of Stuyvesant Avenue, Block 1589, Lot 32, Borough of Brooklyn. Community Board #3BK.

361-49-BZ

APPLICANT—Leonard Lazarus and Louis Aronoff, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h of the Zoning Resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than two permitted from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot Avenue and 60-69 to 60-77 74th Street, northeast corner and 60-76 75th Street, Block 2844, Lot 46, Maspeth, Borough of Queens. Community Board #5Q.

815-53-BZ—Vol. II

APPLICANT—Lama and Vassalotti for 43rd Street Estates Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 26, 1980 decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles (previously denied by the Board).

PREMISES AFFECTED—2153-2159 8th Avenue and 301 West 116th Street northwest corner, Block 1943, Lot 29, Borough of Manhattan. Community Board #9M.

829-59-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 1, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7a, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the reconstruction of an existing gasoline service station and lubritorium and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.

PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Staten Island. Community Board #2S.I.

545-77-A

APPLICANT—Joseph Grunig for Northfield Savings Bank, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7); previously granted on condition.

PREMISES AFFECTED—1731 Victory Boulevard, northeast corner of Winthrop Place, Block 349, Lot 1 and 17 (formerly Lot 1), Four Corners, Borough of Staten Island.

419-69-BZ

APPLICANT—Raymond J. Irrera for Raymond Irrera Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires May 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C1-2 and in an R5 district, the enlargement in area of a public parking lot previously before the Board.

PREMISES AFFECTED—42-02 31st Avenue, southeast corner of 42nd Street, Block 692, Lots 36 and 40, Long Island City, Borough of Queens. Community Board #1Q.

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractors yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

152-68-A

APPLICANT—Ronald Ogur for New York Blood Center, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation and use of tanks for the storage of Liquefied Nitrogen; previously granted on condition.

PREMISES AFFECTED—303-319 East 66th Street, north side, 100 feet east of Second Avenue, 304-326 East 67th Street, Block 1441, Lot 40, Borough of Manhattan.

ZONING CASES

1093-79-BZ

APPLICANT—Arthur Guttman for Loft Management, owner.

SUBJECT—Application October 9, 1979—decision of the Borough Superintendent, under Section 72-21 and 666 of the New York City Charter, of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story factory building, the conversion of all floors except the first and sixth floors into a multiple dwelling.

PREMISES AFFECTED—11 West 17th Street, north side, 198 feet west of Fifth Avenue, Block 819, Lot 31, Borough of Manhattan Community Board #5M.

CALENDAR

1145-79-BZ

APPLICANT—Martyn and Don Weston for S. Lefrak Properties Incorporated, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 within an R6 district, within an existing one story retail store structure, the conversion of the supermarket portion into a roller skating rink.

PREMISES AFFECTED—57-16 99th Street, southwest corner of 57th Avenue, Block 1918, Lot 82, Corona, Borough of Queens. Community Board #4Q.

1164-79-BZ

APPLICANT—Harry Soled for Jacob Kempler, owner.

SUBJECT—Application November 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio and encroaches on the required front yard.

PREMISES AFFECTED—1236 59th Street, south side, 280 feet east of 12th Avenue, Block 5711, Lot 21, Borough of Brooklyn. Community Board #12BK.

1165-79-BZ

APPLICANT—Harry Soled for Jacob Kompler, owner.

SUBJECT—Application November 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio and encroaches on the required front yard.

PREMISES AFFECTED—1238 59th Street, south side, 300 feet east of 12th Avenue, Block 5711, Lot 22, Borough of Brooklyn. Community Board #12BK.

1182-79-BZ

APPLICANT—Leonard F. Rothkrug for 377 Beach 92 Street Incorporated, owner, d/b/a Pier 92nd Restaurant, Lessee.

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, Under Section 73-242 of the Zoning Resolution, to permit in a C3 and C2-2 district, the erection of a two story enlargement to an existing restaurant that increases the degree of non-conformity in the C3 district.

PREMISES AFFECTED—377 Beach 92 Street, east side, 100.43 feet north of Beach Channel Drive, Block 16109, Lot 37, Rockaway, Borough of Queens. Community Board #14Q.

1243-79-BZ

APPLICANT—Samuel J. Kisseloff for Elizabeth Shafron, owner, Robert J. Perper, Lessee.

SUBJECT—Application December 18, 1979—decision of the Borough Superintendent, Under Section 72-21, and Section 666 of the New York City Charter, to permit in an R8 district, in an existing three story and basement building, the use of the basement level as a veterinarian's office with apartments on the upper floors.

PREMISES AFFECTED—212 E. 70th Street, south side, 212 feet east of Third Avenue, Block 1424, Lot 40, Borough of Manhattan. Community Board #8M.

1233-79-BZ

APPLICANT—Hannibal F. Zumbo for Angelo Camarda, owner.

SUBJECT—Application December 12, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story enlargement to an existing wholesale and retail fish packing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—3165 Harkness Avenue, northeast corner of Plumb 2nd Street, Block 8841, Lot 500, Borough of Brooklyn. Community Board #15BK.

ALAN D. GERSHUNY, *Executive Director*

APRIL 29, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, April 29, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

383-80-SM

APPLICANT—Laurel Products Corporation—flameproofing treatment of fabrics used in places of public assembly.

778-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Fontana, owner.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Edgegrove Avenue, west side, 509.05 feet north of Albee Avenue, Block 6278, Lot 20, Annadale, Borough of Staten Island.

779-79-A

APPLICANT—Alphonse J. Calvanico for Tony Fontana, owner.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Edgegrove Avenue, west side, 549.05 feet north of Albee Avenue, Block 6278, Lot 18, Annadale, Borough of Staten Island.

1090-79-A

APPLICANT—Classic Chemical, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Classic Premium Pre-Mix Windshield Washer Solvent" (1) one gallon plastic Bottle with Child-resistant replaceable screw cap container not in compliance with regulations of the Administrative Code of New York City.

1091-79-A

APPLICANT—Stanley M. Klein for Breezy Point Cooperative, Inc., owner, Frances Cerbino and Vito Cerbino, Lessee.

SUBJECT—Application October 9, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—112 Beach 221st Street, west side, 200 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Breezy Point, Borough of Queens.

1109-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

CALENDAR

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Sturdi Bond™ Subfloor and Construction Adhesive" (29) twenty-nine fluid ounce paper tube container not in compliance with regulations of the Administrative Code of New York City.

1110-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Bond®" (29) twenty-nine fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1111-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Bond®" (11) eleven fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1112-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Drywall Adhesive" (29) twenty-nine fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1113-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Pow'r Grip®" (11) eleven fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1114-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Pow'r Grip®" (29) twenty-nine fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

269-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 202-78.

PREMISES AFFECTED—2115 East 70th Street, north side, 100 feet east of Avenue U, Block 8430, Lot 34, Borough of Brooklyn.

270-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 206-78.

PREMISES AFFECTED—2127 East 70th Street, north side, 200 feet east of Avenue U, Block 8430, Lot 30, Borough of Brooklyn.

271-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 207-78.

PREMISES AFFECTED—2129 East 70th Street, north side, 225 feet east of Avenue U, Block 8430, Lot 29, Borough of Brooklyn.

272-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 208-78.

PREMISES AFFECTED—2133 East 70th Street, north side, 250 feet east of Avenue U, Block 8430, Lot 28, Borough of Brooklyn.

273-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Antonio Difedi, contract vendee.

SUBJECT—Application for consideration—appeal from a decision of the Borough Superintendent re- revocation of N.B. 209-78.

PREMISES AFFECTED—2135 East 70th Street, north side, 275 feet east of Avenue U, Block 8430, Lot 27, Borough of Brooklyn.

274-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Francis Thomas, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 210-78.

PREMISES AFFECTED—2139 East 70th Street, north side, 300 feet east of Avenue U, Block 8430, Lot 26, Borough of Brooklyn.

275-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Albert Benshosan, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 211-78.

PREMISES AFFECTED—2141 East 70th Street, north

CALENDAR

side, 325 feet east of Avenue U, Block 8430, Lot 23, Borough of Brooklyn.

276-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Salvatore Priola, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 212-78.

PREMISES AFFECTED—2145 East 70th Street, north side, 350 feet east of Avenue U, Block 8430, Lot 22, Borough of Brooklyn.

277-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Dr. Stuart Bilenker and Wife, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 214-78.

PREMISES AFFECTED—2151 East 70th Street, north side, 400 feet east of Avenue U, Block 8430, Lot 119, Borough of Brooklyn.

278-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Michael Greenberg, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 215-78.

PREMISES AFFECTED—2153 East 70th Street, north side, 425 feet east of Avenue U, Block 8430, Lot 118, Borough of Brooklyn.

279-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 216-78.

PREMISES AFFECTED—2157 East 70th Street, north side, 450 feet east of Avenue U, Block 8430, Lot 11, Borough of Brooklyn.

280-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 217-78.

PREMISES AFFECTED—2159 East 70th Street, north side, 475 feet east of Avenue U, Block 8430, Lot 17, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 4, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 19, 1980, were approved as printed in the Bulletin of February 28, 1980, Volume 65, Number 9.

183-72-A

APPLICANT—Harry J. Zweibel for Grokash Corporation, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification of the resolution of October 9, 1979—re- Appeal from a decision of the Fire Commissioner re- Elevator in Readiness; previously revoked by the Board.

PREMISES AFFECTED—236-238 West 30th Street, south side, 300 feet east of 8th Avenue, Block 779, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Zweibel.

ACTION OF BOARD—Resolution of October 9, 1979, rescinded.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the height of the building is 167' x 5½' as per letter from Mr. Sakona, Manhattan Borough Superintendent of the Building Department, dated November 21, 1979.

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted on October 9, 1979 *on condition* that the building shall comply with all laws, rules and regulations applicable thereto.

537-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Rialto Management Company, owner; Coast Holding Corporation, lessee.

SUBJECT—Application for consideration—to dismiss the application of July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—119 Nassau Street, west side, 101 feet 9 inches south of Beekman Street, Block 90, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution by the Applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

538-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Corner Locations Incorporated, owner; 711 RX Corporation, lessee.

SUBJECT—Application for consideration—to dismiss the application of July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—711-715 7th Avenue, southeast corner of 48th Street, Block 1000, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

541-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 300 West 49th Street, Incorporated, owner Boutique of Peace, Love and Happiness, Incorporated, lessee.

SUBJECT—Application for consideration—to dismiss the application of July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—801-803 Eighth Avenue, southwest corner of West 49th Street, Block 1039, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

1072-23-BZ

APPLICANT—Frederick A. Ketcher for Donald Hensel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for the storage of five motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—41 Richmond Street, east side, 322 feet south of Jamaica Avenue, Block 4103, Lot 8, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5BK was notified by the applicant on January 2, 1980, and no response has been received; and

WHEREAS, this application was granted by the Board on November 20, 1923 on certain conditions; and

WHEREAS, a public hearing was held on this application on March 4, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 20, 1923, as amended through February 25, 1975, only as to the term of variance, so that as amended this portion of the resolution shall read:

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"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 2867-23)

419-68-BZ

APPLICANT—Leonard F. Rothkrug for Manes Jamaica Lincoln-Mercury Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 15, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R6 district, the addition to the occupancy of an existing one story garage with accessory auto parts, sales and installation to include automobile showroom with accessory repairs.

PREMISES AFFECTED—92-12 to 92-20 172nd Street, west side, 75 feet south of Jamaica Avenue, 170-28 Jamaica Avenue, Block 10212, Lot 11, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12Q was notified by the applicant on December 31, 1979, and no response has been received; and

WHEREAS, this application was granted by the Board on October 15, 1968, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 4, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 15, 1968, as amended through October 7, 1969, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."
(Alt. 415-68)

149-69-BZ

APPLICANT—Leonard F. Rothkrug for Morton Manes, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 9, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the construction of an accessory parking facility for an existing automotive sales and service establishment.

PREMISES AFFECTED—92-11 to 92-25 170th Street, east side, 150 feet south of Jamaica Avenue, Block 10212, Lot 64, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12Q was notified by the applicant on December 31, 1979, and no response has been received; and

WHEREAS, this application was granted by the Board on September 9, 1969, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 4, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on September 9, 1969, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."
(Alt. 76-69)

285-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening¹ for extension of term of variance which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—343-345 West 30th Street, north side, 236 feet east of Ninth Avenue, Block 754, Lots 16 and 17, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Morrell I. Burkowitz.

For Opposition: Joel Kostman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #4M conditional approval received on February 26, 1980; and

WHEREAS, this application was granted by the Board on December 19, 1978, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 4, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 19, 1978, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 101-78)

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286-78-BZ

APPLICANT—Steven Liebman for Liebman Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 19, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the conversion of an existing accessory parking lot for a hospital into a public parking lot.

PREMISES AFFECTED—337-339 West 30th Street, north side, 321 feet east of Ninth Avenue, Block 754, Lots 19 and 20, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Morrell I. Burkowitz.

For Opposition: Joel Kostman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #4M conditional approval was received on February 26, 1980; and

WHEREAS, this application was granted by the Board on May 16, 1979, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 4, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 15, 1979, the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; on condition that this lot is not operated in conjunction with the open commercial parking garage abutting at the rear, and there be no access thereto; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 100/78)

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis Angelino.

For Opposition: L. Edbril.

ACTION OF BOARD—Decision deferred to March 11, 1980, at 10 A.M.; hearing closed.

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in an M1-6 district, in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Paul Gugliotta and Gustin Reichbach.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

697-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1 (NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Wm. B. Lichtner.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the applicant.

698-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Milden Avenue, north side, 520.0 feet east of Ocean Terrace, Block 836, Lot 322, Emerson Hill, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the applicant.

699-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

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APPEARANCES—

For Applicant: Wm. B. Lichtner.
For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the applicant.

700-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—70 Milden Avenue, north side, 620.0 feet east of Ocean Terrace, Block 836, Lot 317, Emerson Hill, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the applicant.

701-79-BZ

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-11 of the Zoning Resolution, to permit in an R1-1(NA-1) district, the subdivision of a parcel of land into separate zoning lots without the required approval of the City Planning Commission.

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the applicant.

702-79-A

APPLICANT—Lichtner Associates for Frank Di Misa, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—80 Milden Avenue, north side, 720.0 feet east of Ocean Terrace, Block 836, Lot 312, Emerson Hill, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the applicant.

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Allen B. Terjesen.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; hearing closed.

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Doris Diether and Frank A. Vaccaro.
For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for hearing.

760-79-BZ

APPLICANT—Weiss and Campise for Mario and Lydia Mastrocoia, owner.

SUBJECT—Application June 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a corner lot, the erection of a two family dwelling that encroaches on one of the required front yards.

PREMISES AFFECTED—1664 Yates Avenue, southeast corner of Van Nest Avenue, Block 4112, Lot 2, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Stephen W. Weiss.
For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Benjamin A. Shafran, Jack Van Bibber, Barbara Byfield, Frederic Holinko, Margot Luce, and Victor Chalin.

For Opposition: Doris Diether, C. B. #2M

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; hearing closed.

772-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a

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three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1121 59th Street, north side, 153.8 feet east of 11th Avenue, Block 5703, Lot 66, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Hearing reopened and laid over to April 22, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

773-79-BZ

APPLICANT—Harry Soled for Agi Fligman, owner.

SUBJECT—Application July 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R5 district, the erection of a three story, three family dwelling that encroaches on the required front and side yards and has less than required open space.

PREMISES AFFECTED—1123 59th Street, north side, 174.10 feet east of 11th Avenue, Block 5703, Lot 64, Borough of Brooklyn. Community Board #12BK.

THE VOTE TO REOPEN—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Hearing reopened and laid over to April 22, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

801-79-BZ

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of The Zoning Resolution, to permit in an R3-2 (SRD) district, the erection of a one story and mezzanine building for use for a retail store.

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale. Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Peter W. Diffendale.

For Opposition: Frank X. Beraud CB #3, Paul Rutigliano, J. Birringham, C. A. Phillips, A. Siragusa and I. Cavanna.

For Administration: Robert Goeheld and Larry Katz, CPC.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; hearing closed.

802-79-A

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; hearing closed.

826-79-BZ

APPLICANT—Arthur Guttman for Norma Wiener, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in a M1-5 district, at an existing nine story building, the conversion of all floors above the first floor from factories into a multiple dwelling.

PREMISES AFFECTED—38 East 21st Street, south side, 275 feet west of Park Avenue South, Block 849, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for continued hearing; additional information.

827-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Pauline Keller, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—1321 Oriental Boulevard, north side, 28 feet west of Langham Street, Block 8754, Lot 65, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Harold Weinberg.

For Opposition: Seymour Decker.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for hearing at the request of the objector.

986-79-BZ

APPLICANT—Arthur Guttman for Downtown Properties Associates, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a M1-5 district, in an existing eleven story building, the conversion of floors above the first floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—40 E. 21st Street, south side, 250 feet west of Park Avenue South, Block 849, Lot 51, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for continued hearing; additional information.

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1030-79-BZ

APPLICANT—Dominick Salvatio and Son for Deborah S. Moore and Richard McGrath, owner.

SUBJECT—Application September 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on an existing four story and basement multiple dwelling, the construction of rear balconies that are not permitted obstruction within the open space.

PREMISES AFFECTED—162 Columbia Heights, west side, 920 feet north of Remsen Street, Block 208, Lot 337, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Ronald A. Noll.

For Opposition: None.

ACTION OF BOARD—Laid over to April 22, 1980, at 10 A.M., for hearing.

1055-79-BZ

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis, for N. V. Portofino Properties Corporation, owner, Edward Durell Stone Associates, Lessee.

SUBJECT—Application September 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, the change in occupancy of an existing six story private dwelling into office use with a duplex apartment and an accessory caretaker's apartment that will encroach into the required rear yard.

PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of Fifth Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Scott Mollen and Joseph B. Klein.

For Opposition: William E. Bell, C.B. #8M.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for continued hearing.

1056-79-A

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis for N. V. Portofino Properties Corporation, owner, Edward Durrell Stone Associates, lessee.

SUBJECT—Application September 18, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of 5th Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for continued hearing.

1095-79-BZ

APPLICANT—Leonard F. Rothkrug for Central Queens YM and YWHA, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R1-2 district, the erection of a four story community center, that exceeds the permitted floor area ratio and lot coverage, and encroaches on the required front and side yards, penetrates the sky exposure plane and without the required accessory parking.

PREMISES AFFECTED—67-01/19 108th Street, northeast corner of 67th Road and southeast corner of 108th Street and 67th Avenue, Block 2176, Lot 1, Borough of Queens, Forest Hills. Community Board #6Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Ashok B. Havnani and Adolph Wasser.

For Opposition: Gabryela Lorini and Eva Cooper.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 10 A.M., for decision; hearing closed.

1129-79-BZ

APPLICANT—Dominick Salvati and Son for Proper Homes Incorporated, owner, Ronald and Fred Fishkin, Lessee.

SUBJECT—Application October 23, 1979—decision of the Borough Superintendent Under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied, as a billiard parlor, the addition to the uses to include amusement arcade.

PREMISES AFFECTED—1107/15 E. Gun Hill Road, north side, 65.87 feet east of Laconia Avenue, Block 4705, Lots 20 and 23, Borough of Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Ronald U. Noll and Ronald Fishkin.

For Opposition: James P. Connors, Llewellyn Seaborn, Corliss DeJesus, Ildefonso DeJesus, Marie H. Drout, Robert Santana, Spencer J. Hill, Helen B. Aspinall, Katherine Cummings, Inell Daniels and Violet Franceschini.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision, hearing closed.

1186-79-BZ

APPLICANT—Hannibal F. Zumbo for 415 East 52nd Street, Corporation, owner.

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in a C1-5 and R10 district, within an existing 19 story multiple dwelling, the conversion of the accessory maids quarters into office use.

PREMISES AFFECTED—404/420 East 53rd Street, 415 East 52nd Street, north side, 74 feet east of , Block 1364, Lot 5, Borough of Manhattan. Community Board #6.

APPEARANCES—

For Applicant: Hannibal F. Zumbo.

Amicus: Leonard F. Rothkrug for Zoning Advisory Council.

For Opposition: Robert J. Dreyfuss and Joana Battaglia, CB6.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M. for hearing.

1252-79-BZ

APPLICANT—Miele Associates, C.B.R. Company, owner.

SUBJECT—Application December 20, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R5 district, at an existing one story medical center the erection of a second floor addition and the conversion into a bank and office building.

PREMISES AFFECTED—23-87 to 95 Bell Boulevard, 214-05 to 15 24th Avenue, northeast corner, Block 5958, Lot 52, Bayside, Borough of Queens. Community Board #7Q.

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APPEARANCES—

For Applicant: Jean G. Miele and Christopher Monsen.
For Opposition: Francis X. Brickfield.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for hearing at the request of the objector.

885-79-BZ

APPLICANT—Leonard F. Rothkrug for Bravo Holding Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied with retail stores, the conversion of the supermarket portion into a roller skating rink.

PREMISES AFFECTED: 3950/70 Laconia Avenue, southeast corner of East 225th Street, Block 4903, Lot 42, Borough of Bronx. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

365-79-BZ

APPLICANT—Ferrenz and Taylor, Incorporated, for St. John's Hospital of Queens Division of Catholic Medical Center of Brooklyn and Queens Incorporated, owner.

SUBJECT—Application April 17, 1979—decision of the Borough Superintendent, under Sections 73-641 and 72-21 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of a hospital that creates non-compliance within the front yard, side yard and penetration of the sky exposure plane.

PREMISES AFFECTED—90-02 Queens Boulevard, south side, 158.59 feet east of 57th Avenue, Block 2857, Lot 36, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Joseph V. Marino, Alexander Owesny and Matthew Spitta.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 19, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1979, acting on Alt. Applic. #57/1979, reads:

"C1. Application is referred to the Board of Standards and Appeals as being contrary to variance granted under BS&A Cal. #52-62 B.Z.

C2. Proposed construction in a required side yard is contrary to Sec. 33-25 Z.R.

C3. Proposed construction in a required rear yard equivalent is contrary to Sec. 33-283 Z.R.

C4. Proposed work intersects the sky exposure plane contrary to Sec. 33-431 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta R. A. and Commissioner Harry M. Carroll, P.E., and

WHEREAS, Community Board #4Q. has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the enlargement in area of a hospital that creates non-compliance within the front yard, side yard and penetration of the sky exposure plane *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "April 25, 1979", 1 sheet and April 17, 1979—19 sheets and on further condition that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

763-79-BZ

APPLICANT—Garrison McNeil for New York Telephone Company, owner.

SUBJECT—Application July 2, 1979—decision of the Borough Superintendent, under Section 73.65 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of an accessory parking facility for an adjoining telephone exchange previously before the Board.

PREMISES AFFECTED—55 Meserole Street, north side, 200 feet east of Lorimer Street, Block 3041, Lots 11, 12, 23 and 25, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: William G. McNeil and Ludwig A. Ameres.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 19, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 5, 1979, acting on Alt. Applic. #308/1977, reads:

"1. Accessory off-street parking permitted only in a large scale residential development as per ZR 25-11."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Administrative Engineer Roger Bennett, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-65 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-65 of the Zoning Resolution, to permit in an R6 district, the construction and maintenance of an accessory parking facility for an adjoining telephone exchange previously before the Board *on condition* that all work shall

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substantially conform to drawings filed with this application, marked "Received July 2, 1979", 2 sheets, and "February 27, 1980", 1 sheet; and *on further condition* that this parking facility shall be discontinued if the Telephone Company vacates the adjoining structure; that lighting be provided and directed away from adjoining parcels; that the gates of this parking facility shall be locked after business hours; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

905-79-BZ

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application August 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, in an existing six story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—107 West 25th Street, north side, 100 feet west of 25th Street, Block 801, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin A. Shafran.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 13, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980:

and
WHEREAS, the decision of the Borough Superintendent, dated August 1, 1979, acting on Alt. Applic. #1162/1977, reads:

"1. Proposed residence building (UG 2) located in M1-6 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations).

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing six-story building, the conversion of all floors above the first floor into multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 3, 1979", 8 sheets; and *on further condition* that the first and second floors shall be restricted to conforming commercial or manufacturing occupancies; that street termination of the rear fire escape be provided to the satisfaction of the Department of Buildings; that a

smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that tenant recreation space be provided on the roof; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1160-79-A

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application November 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—107 West 25 Street, north side, 100 feet west of Avenue of the Americas, Block 801, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin A. Shafran.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1979, on Alt. Applic. #1162/77, reads:

"2. Provide a proper rear yard as per Sec. 277 (7) M.D.L."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.

Resolved, that the decision of the Borough Superintendent, dated October 25, 1979, acting on Alt. Applic. #1162/77, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 905-79-BZ; and that all other laws, rules and regulations be complied with.

960-79-BZ

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbaum Incorporated, lessee.

SUBJECT—Application August 27, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner of 156th Avenue, Blocks 14148 and 14149, Howard Beach, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Robert Gochfeld (C.P.C.), Ruth A. Digennaro, Mildred Mattesa and Rev. Francis J. Evans.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

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Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin; laid over to January 15, 1980; then to January 29, 1980; then to February 19, 1980; then to March 4, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 30, 1979, acting on N. B. Applic. #167/1979, reads:

"3. Proposed U. G. 6 in a R3-2 Zone is contrary to Sect. 22-00 of the Z.R.

6. Parking requirements are contrary to Sec. 36-21 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the site is divided by a district boundary separating a C2 district from an R3-2 district; and

WHEREAS, the supermarket structure is entirely within the C2 district; and

WHEREAS, the use is permitted as of right; and

WHEREAS, the submitted feasibility studies substantiate the fact that conforming residential development will not yield a reasonable return to the owner; and

WHEREAS, the site is opposite a government rehabilitation facility; and

WHEREAS, the submitted traffic study indicates that conforming development would generate a greater traffic volume; and

WHEREAS, the proposed plot layout will not restrict the future opening of 94th Street; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, in conjunction with the erection of retail stores, the extension of the accessory parking area into the residence district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 27, 1979", 2 sheets, and "February 8, 1980", 1 sheet; and *on further condition* to minimize adverse effects, that the parking be restricted to accessory parking for the supermarket only; that screening and landscaping comply with the plans filed; that lighting be directed away from adjoining residential parcels; that the parking area be constructed and maintained as required by the Department of Buildings; that the gates to this parking facility shall be locked after business hours; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

961-79-A

APPLICANT—Leonard F. Rothkrug for Margaret Spagna, owner, Waldbam Incorporated, lessee.

SUBJECT—Application August 27, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed building in the bed of a mapped street.

PREMISES AFFECTED—156-01/29 Cross Bay Boulevard, southeast corner, 156th Avenue, Blocks 14148 and 14149, Lot 1, Howard Beach, Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Robert Gochfeld (C.P.C.), Ruth A. Di-
gennaro, Mildred Mattesa and Rev. Francis J. Evans.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 30, 1979, on N.B. #167/79, reads:

"4. Proposed work in the bed of a mapped street
is contrary to the general city law Art. 3 para. 35."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R. A. and Commissioner Harry M. Carroll, P. E.

Resolved, that the decision of the Borough Superintendent, dated July 30, 1979, acting on N.B. Applic. #167/79, Objection No. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 960-79-BZ; and that all other laws, rules and regulations be complied with.

980-79-BZ

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application August 28, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards.

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

RECOMMENDATION OF THE

COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Cincotta and
Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; then to March 4, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 17, 1979, acting on N.B. Applic. #1776/1979, reads:

"1. Proposed construction of a community facility building (Use Group 4), in an R3-2 district with no front yards is contrary to Section 24-34 (ZR).

2. Proposed construction of a community facility building (Use Group 4), in an R3-2 district, with no side yards is contrary to Section 24-35 (ZR)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, and

WHEREAS, the site is a narrow 20 foot plot which makes a conforming structure impractical to construct, and

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WHEREAS, the site was reduced in area by a street widening by the City of New York, and

WHEREAS, the uses proposed herein are permitted uses, and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the erection of a one story and cellar medical office building that encroaches on the required front and side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "August 28, 1979", 1 sheet, and "January 30, 1980", 2 sheets and *on further condition* that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the zoning resolution.

120-80-A

APPLICANT—Nicholas J. Salvadeo for De-Lu Realty Corporation, owner.

SUBJECT—Application February 5, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—401 Seaview Avenue, northwest corner of Mason Avenue, Block 3379, Lot 1, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1980, on N.B. Applic. #1776/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water where no public storm sewers into which discharge is feasible are located within 500' of the property, is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta.

Resolved, that the decision of the Borough Superintendent, dated January 30, 1980, acting on N.B. Applic. #1776/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the

dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 5, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

1071-79-BZ

APPLICANT—Ira Blair for JFM Enterprises, owner, Lafergia Fuel Oil Company, Incorporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 73-50 of the Zoning Resolution to permit in a M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary.

PREMISES AFFECTED—1640 McDonald Avenue, west side, 247.108/8 feet south of 24th Avenue, Block 6582, Lots 28, 30, 32 and 33, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Ira Blair.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; then to February 26, 1980; then to March 4, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1979, acting on N.B. Applic. #174/1979, reads:

"1. Portion of proposed building in a M1-1 zone within 30'0" of rear lot line whose district boundary is coincident with the rear lot lines of zoning lots in an R6 zone is contrary to Section 43-30 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Vice Chairman Philip P. Agusta, R.A. and Administrative Engineer, Roger Bernett, P.E. and

WHEREAS, the uses herein are conforming uses; and

WHEREAS, the existing legal use is for an open commercial vehicle storage establishment and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-50 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-50 of the Zoning Resolution, to permit in an M1-1 district, the erection of a one story commercial vehicle storage building that encroaches on the required yard along a district boundary *on condition* that all work shall substantially conform to drawings filed with this application marked "Received September 24, 1979", 3 sheets and "January 28, 1980", 2 sheets; and *on further condition* that there shall be no openings in the roof or walls within 30 feet of the rear lot line, that the clear height under the roof trusses be limited to 14 feet except for the mezzanine; that three roof exhausts have charcoal filtering devices and

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be properly maintained, that the rear wall shall have a light stuccoed finish; that the interior of the rear wall be protected by the installation of bumpers and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution.

1104-79-BZ

APPLICANT—Leonard F. Rothkrug for Thirty Six Realty Company, owner.

SUBJECT—Application October 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED— 348 West 36th Street, south side, 250 feet east of Ninth Avenue, Block 759, Lot 68, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 19, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 13, 1979, acting on Alt. Applic. #863/1979, reads:

"1. Proposed residence building located in M1-5 district is contrary to Section 42-00 ZR. (There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P. E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve-story building, the conversion of all floors above the first floor from commercial and manufacturing into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 15, 1979", 9 sheets, and "February 28, 1980", 8 sheets and *on further condition* that all interior partitions shall comply with the Multiple Dwelling Law and be approved by the Department of Buildings; that the number of apartments shall not be increased; *on further condition* that a smoke detector with a self-contained alarm be in-

stalled in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that tenant recreational space be provided on the roof; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 4:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 4, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

413-53-SM

APPLICANT—Victaulic Company of America, owner.

SUBJECT—To include flanges for grooved pipe.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

413-53-SM: Amendment to resolution to include flanges for grooved pipe.

Victaulic Company of America, Plainfield, New Jersey, requested that the resolution adopted September 22, 1953 and amended through January 8, 1980 under Calendar Number 413-53-SM be reopened and amended to include flanges for grooved pipe.

PROPOSED USE: Flanges for grooved pipe.

DESCRIPTION: The additional material consists of Victaulic Vic-Flange Style 741 Flanges, 2" through 12", and Victaulic Vice-Flange Style 742 Flanges, 14" and 16" sizes. The flanges are used to incorporate flanged components into grooved pipe systems. The flanges have a working pressure of 250 psi and have ANSI Class 125 or Class 150 bolt hole patterns.

The flange bodies are malleable or ductile iron. Style 741 consists of two identical halves which are attached at a hinge. Style 741 is one piece and has a steel locking ring. Both Styles include gaskets.

INSPECTION AND TEST: The flanges have been tested and approved by Factory Mutual Research (Serial Nos. 25451 and 25609).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted September 22, 1953 and amended through January 8, 1980 under Calendar Number 413-53-SM be reopened and amended to include the Victaulic Vic-Flange Style 741, 2" through 12", and Style 742, 14" and 16", to incorporate flanged components into grooved pipe systems, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all

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product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 413-53-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

569-71-SA

APPLICANT—Scully Electronic Systems, Incorporated, owner.

SUBJECT—To include additional liquid level detection device.

APPEARANCES—

For Applicant: Robert J. Jenkins.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

569-71-SA: Amendment to resolution to include additional liquid level detection device.

Scully Electronic Systems, Incorporated, Wilmington, Massachusetts, requested that the resolution adopted November 6, 1971 and amended through June 8, 1976 under Calendar Number 569-71-SA be reopened and amended to include an additional liquid level detection device.

PROPOSED USE: Liquid level detection device.

DESCRIPTION: The additional device, known as the Scully/Moormann Remote Gauging System, consists of mechanical floats, tape gauges, a potentiometer, and a display console. A low voltage DC signal from the gauge and through the potentiometer is sent to the display console to indicate the positions of the floats and consequently, the liquid level. Heights of up to 50 feet can be measured. A maximum of 12 gauges can be displayed on one console.

INSPECTION AND TEST: The detection device has been tested and approved by Factory Mutual Research (No. 3610) and Canadian Standards Association (No. LR-27605-11).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1971 and amended through June 8, 1976 under Calendar Number 569-71-SA be reopened and amended to include additional devices, known as the Scully/Moormann Remote Gauging System, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Build-

ing Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives; and on further condition that all uses for petroleum products storage tanks shall include audible and visual alarms which indicate when the tanks are at the 95% full level and the 98% full level.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 569-71-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

62-80-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—One hour fire rated gypsum shaftwall assembly.

APPEARANCES—

For Applicant: E. J. Salamon.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
62-80-SM: The Flintkote Company, Irving, Texas, filed for approval of Flintkote Series IV 1 Hour Gypsum Shaft-wall Assemblies under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: One hour fire rated gypsum shaft-wall assembly.

DESCRIPTION: The assembly perimeters consist of 25 gauge galvanized steel J-track, 2¼" wide. The studs are 2¼" wide Series IV I-studs made of 25 gauge galvanized steel. The studs are spaced 24" o.c. and are set into the top and bottom tracks. Flintkote Type X SHAFTLINER gypsum board, ¾" thick, is set into the top and bottom tracks and the I-studs. A face ply of Flintkote Type X FIRE-HALT gypsum board, 5/8" thick, is screw attached to the exterior of the I-studs.

INSPECTION AND TEST: The assembly described above has been tested and approved with a one hour fire rating by Warnock Hersey International Incorporated, Antioch, California (Test Nos. WHI 187 and 188).

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RECOMMENDATIONS: The Committee on Test recommends the approval of the Flintkote Series IV one hour fire rated Gypsum Shaftwall Assembly described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York; and on further condition that all plans filed with the Department of Buildings showing proposed uses of the assembly shall include drawings and diagrams which satisfactorily depict the details of such uses.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 62-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

63-80-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Three hour fire rated gypsum shaftwall assembly.

APPEARANCES—

For Applicant: E. J. Salamon.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 63-80-SM: The Flintkote Company, Irving, Texas, filed for approval of Flintkote Series IV 3 Hour Gypsum Shaftwall Assemblies under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Three hour fire rated and sound transmission class rated (51) gypsum shaftwall assembly.

DESCRIPTION: The assembly perimeters consist of 25 gauge galvanized steel J-track, 2¼" wide. The studs are 2¼" wide Series IV I-studs made of 25 gauge galvanized steel. The studs are spaced 24" o.c. and are set into the top and bottom tracks. Flintkote Type X SHAFTLINER gypsum board, ¾" thick, is set into the top and bottom tracks and locked into the I-studs. The first three face plies of Flintkote Type X FIRE-HALT gypsum board, each ⅝" thick, are screw attached to the exterior of the I-studs. Horizontal

resilient channels of 25 gauge steel are screw attached to the studs through the three face plies. The channels are spaced 24" o.c. and start at the floor line. A fourth identical face ply of ⅝" thick Flintkote Type X FIRE-HALT is screw attached to the channels.

For the sound transmission class rated assembly, fiber-glass insulation, 1" thick, is located in the stud cavities and stapled to the shaftliner gypsum board. A face layer of Flintkote regular gypsum board, ½" thick, is screw attached to the studs on the SHAFTLINER side of the wall.

INSPECTION AND TEST: The assembly described above has been tested and approved with a three hour fire rating and sound transmission class rating (51) by Warnock Hersey International, Incorporated, Antioch, California (Test Nos. WHI 189 and 190).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Flintkote Series IV three hour fire rated and sound transmission class rated Gypsum Shaftwall Assembly described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York; and on further condition that all plans filed with the Department of Buildings showing proposed uses of the assembly shall include drawings and diagrams which satisfactorily depict the details of such uses.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 63-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

600-77-SM

APPLICANT—The Inca Company, owner.

SUBJECT—To include additional uses of surface bonding cement.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision, hearing closed.

771-79-A

APPLICANT—Alphonse J. Calvanico for Biaggio Severino, owner.

SUBJECT—Application July 5, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of dry-wells for the disposal of storm water (Local Law #7).

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PREMISES AFFECTED—324 Ocean Terrace, south side, 1578.13 feet east of Todt Hill Road, Block 864, Lot 16, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1979, on N.B. Applic. #767/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 7, 1979 acting on N.B. Applic. #767/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and on *further condition* that the building shall substantially conform to drawings marked received "July 5, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1199-79-A

APPLICANT—Samuel H. Lindenbaum for Duane-Park Development Company, Contract Vendee.

SUBJECT—Application November 21, 1979—An Appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—165-167 Duane Street and 49-53 Hudson Street, northwest corner, Block 143, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis R. Angelino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chariman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1980, on Alt. Applic. #801/79, reads:

"19. Proposed conversion of Class 3 N.F.P. bldg. exceeding 7 stys. in hgt. is contrary to Sec. 277(2) M.D.L."

24. Proposed 10 sty. Class 3 N.F.P., residence bldg. is contrary to Sec. C26-254.0.

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 29, 1980, acting on Alt. Applic. #801/79, Objection Nos. 19 and 24, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire wall that divides the building in two will be provided with 1½ hour F.P.S.C. door on each floor; that the existing stairs be provided with ⅝" suspension FC 60 soffits; that both exit stairs shall be extended to the roof within the stair enclosure with a bulkhead; that the integrity of the three hour wall separating the building shall be maintained; that the building will be fully sprinklered; and an approved type skylight be provided in new bulkheads in accordance with the Multiple Dwelling Law on *further conditions* that, except for the conditions enumerated above, the building shall substantially conform to drawings marked received "November 21, 1979", 12 sheets and "March 3, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with and that substantial construction be completed within one year of the date of this resolution.

1227-79-A

APPLICANT—George D. Kelly Delro Consultants, Incorporated, for Max Factor, owner.

SUBJECT—Application December 11, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Factor Nail Polish Remover" 7.25 ounces plastic containers, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: George D. Kelly.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 10, 1979, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product—Max Factor is requesting approval of a new type of Nail Polish Remover which is an inflammable mixture with a flash point below 80°F (TOC) in containers as follows: Plastic containers of 7.25 ounces each is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

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Resolved, that the decision of the Fire Commissioner dated December 10, 1979 acting on Folder Number 122-Pending, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "January 23, 1980", 2 sheets, that the modification shall apply to "Max Factor Nail Polish Remover" in 7.25 ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Calendar Number 1227-79-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Kenneth Small.

For Opposition: Michael Ketring.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novelties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet east of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

540-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

707-79-A

APPLICANT—Robert J. DeBoissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminister Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria.

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for hearing.

821-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Sheldon Lobel.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at
2 P.M., for decision; hearing closed.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Decision deferred to May 6, 1980, at 2 P.M., hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred to May 6, 1980, at 2 P.M., hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Decision deferred to May 6, 1980, at 2 P.M.; hearing closed.

906-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145 Connecticut Street, east side, 200 feet north of Hylan Boulevard, Block 7928, Lot 67, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision; hearing closed.

907-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Connecticut Street, east side, 260 feet north of Hylan Boulevard, Block 7928, Lot 70, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision; hearing closed.

908-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Connecticut Street, east side, 320 feet north of Hylan Boulevard, Block 7928, Lot 73, Tottenville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision; hearing closed.

912-79-A

APPLICANT—Jules S. Denora for Gerard Muro, owner.

SUBJECT—Application August 16, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—149-18 New York Boulevard, northwest corner of 149th Road, Block 13383, Lot 72, Borough of Queens.

APPEARANCES—

For Applicant: Jules S. Denora.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

963-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local

MINUTES

Law #7).

PREMISES AFFECTED—203 Kinghorn Street, north-west corner of Harold Street, Block 6361, Lot 30, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

964-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.
SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 Kinghorn Street, north side, 70.06 feet west of Harold Street, Block 6361, Lot 25, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

965-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.
SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—219 Kinghorn Street, north side, 140.06 feet west of Harold Street, Block 6361, Lot 20, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

966-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.
SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—227 Kinghorn Street, north side, 215.06 feet west of Harold Street, Block 6361, Lot 14, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

967-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.
SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—235 Kinghorn Street, north side, 290.06 feet west of Harold Street, Block 6361, Lot 11, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

968-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.
SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Kinghorn Street, north side, 360.06 feet west of Harold Street, Block 6361, Lot 6, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

969-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.
SUBJECT—Application August 29, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—358 Harold Street, west side, 100 feet north of Kinghorn Street, Block 6361, Lot 34, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

970-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Luna Circle, northeast corner of Luna Circle, Block 6364, Lot 87, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

971-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

PREMISES AFFECTED—315 Kinghorn Street, north
side, 210.50 feet west of Luna Circle, Block 6364, Lot 145,
Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

972-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

PREMISES AFFECTED—20 Tyndale Street, south side,
115.72 feet west of Luna Circle and Kinghorn Street, Block
6364, Lot 157, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

973-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

PREMISES AFFECTED—14 Luna Circle, southwest
corner of Kinghorn Street, Block 6364, Lot 136, Anna-
dale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

974-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

PREMISES AFFECTED—52 Revenna Street, southwest
corner of Holdridge Avenue, Block 6364, Lot 110, Anna-
dale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

975-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

PREMISES AFFECTED—44 Revenna Street, south side,
100 feet west of Holdridge Avenue, Block 6364, Lot 130,
Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

976-79-A

APPLICANT—Peter F. Oddo, Jr. for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3, General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

PREMISES AFFECTED—275 Kinghorn Avenue, north
side, 100.00 feet west of Holdridge Avenue, Block 6364,
Lot 125, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at
2 P.M., for decision; hearing closed.

977-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli,
owner.

SUBJECT—Application August 28, 1979—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local
Law #7).

MINUTES

PREMISES AFFECTED—265 Kinghorn Street, northwest corner of Holdridge Avenue, Block 6364, Lot 120, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

1216-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent, re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: Herman H. Krogman.

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., at the request of the applicant, for continued hearing.

1217-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent, re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., at the request of the applicant, for continued hearing.

36-80-A

APPLICANT—Philip Teller for Izak Teller, owner.

SUBJECT—Application January 14, 1980—re- Utilization of an Exterior Structural Steel fireproof stair as a primary means of Egress.

PREMISES AFFECTED—681 Greenwich Street, east side, 35 feet north of Christopher Street, Block 630, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Teller.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 11, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 4:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted April 3, 1979 under Calendar Number 961-78-A and printed in Bulletin No. 15, Vol. LXIV is hereby corrected to read as follows:

961-78-A

APPLICANT—John F. Yaeger for BASF Wyandotte Corporation, owner.

SUBJECT—Application November 8, 1978—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as “Sno-Flo Year Round Protection Anti-Freeze and Summer Coolant” in one gallon polyethylene bottle with child proof plastic cap, container not in compliance with the regulation of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated October 13, 1978, on Folder #122-2276 C.M., reads:

“We regret to inform you that your application to register your product ‘Sno-Flo Year Round Protection Anti-Freeze and Summer Coolant’ a Combustible Mixture with a flash point of 256° F. (T.O.C.) in containers as follows: 1 gallon polyethylene bottle with child-proof plastic cap with heat sealed metal foil liner is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.o.b of the N.Y.C. Adm. Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps.”

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated October 13, 1978 acting on Folder #122-2276 C.M. be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed “January 29, 1979”, 1 sheet, that the modification shall apply to “Sno-Flo Year Round Protection Anti-Freeze and Summer Coolant” in one gallon container only and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording “Approved by the New York City Board of Standards and Appeals under Cal. No. 961-78-A”, and that in all other respects all laws, rules and regulations applicable shall be complied with.

* The resolution has been corrected to add the word “summer” in the subject and resolved section of the resolution.

CORRECTION*

The resolution adopted April 3, 1979 under Calendar Number 963-78-A and printed in Volume LXIV, Bulletin No. 15, is hereby corrected to read as follows:

963-78-A

APPLICANT—John F. Yaeger for BACF Wyandotte Corporation, owner.

SUBJECT—Application November 8, 1978—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as “Valvoline Permanent Anti-Freeze and Coolant” in one gallon polyethylene bottle with child proof plastic cap, container not in compliance with the regulation of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated October 13, 1978, on Folder #122-2276-C.M., reads:

“We regret to inform you that your application to register your product ‘Valvoline Permanent Anti-Freeze and Coolant’ a combustible mixture with a flash point of 256° F. (T.O.C.) in containers as follows: 1 gallon polyethylene bottle with child-proof plastic cap with heat sealed metal foil liner is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.ob of the N.Y.C. Adm. Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps.”

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated October 13, 1978 acting on Folder Number 122-2276 C.M. be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed “January 29, 1979”, 1 sheet, that the modification shall apply to “Valvoline Permanent Anti-Freeze and Coolant” in one gallon container only and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording “Approved by the New York City Board of Standards and Appeals under Cal. No. 963-78-A”, and that in all other respects all laws, rules and regulations applicable shall be complied with.

* The resolution has been corrected to delete the word “summer” from the subject and resolved section of the resolution.

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No. 12

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BOARD OF STANDARDS AND APPEALS

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York, N. Y. 10013.

TELEPHONE—566-5174.

PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 12, 1980 a Petition was served on the Board by Ralph J. Schwarz Jr. and Herald P. Fahringer attorneys for the petitioners, Queen Paperback Corp. seeking a review of the Board's denial of the application on February 13, 1980, based on an application filed July 12, 1978, Review and Interpretation of Zoning Matter, re- proposed use of viewing machine. Calendar Number 536-78-A, premises affected, 247 West 42nd Street, north side 237.6 feet east of Eighth Avenue. Block 1014, Lot 11, Borough of Manhattan.

On March 12, 1980 a Petition was served on the Board by Ralph J. Schwarz Jr., and Herald P. Fahringer, attorneys for the petitioners, 711 RX Corp. seeking a review of the Board's dismissal of the application on March 4, 1980, based on an application filed July 12, 1978, Review and Interpretation of Zoning Matter, re- proposed use of viewing machine. Calendar Number 538-78-A, premises affected 711-715 7th Avenue, southeast corner of West 48th Street, Block 1000, Lot 64, Borough of Manhattan.

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CALENDAR

DOCKET

New Cases Filed up to March 11, 1980
Cal. No. Dept. Premises Affected

202-80-BZ—B.S.I.—1600 Hylan Boulevard, southwest corner of Raritan Avenue, Block 3372, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2 S.I. N.B. 1112/72 re-proposed amendment to enlarge a bowling alley (Use Group L2), and relocation and rearrangement of parking area is not a substantial conformance with the variance granted by the Board of Standards and Appeals under Cal. #734-72-BZ. There are no applicable bulk parking or loading requirements. Contrary to Section 22-10ZR.

203-80-BZ—B.M.—73 5th Avenue, northwest corner of East 15th Street, Block 843, Lot 1, Borough of Manhattan. Community Board #5M. Alt. 270/78. re-proposed enlargement of building, increase in floor area, distance between regular windows and lot lines, on 12th and 13th floors, and the increase in height of building is Contrary to Sections 23-15ZR, 23-86ZR, 23-632ZR, and 277 of Multiple Dwelling Law, and is Cont. BSA Cal. #563/78-A.

204-80-BZ—B.Q.—43-06 63rd Street, southwest corner of 43rd Avenue, Block 1339, Lot 28, Woodside, Borough of Queens. Community Board #2Q. Alt. #16/80. re-proposed F.A.R. and O.S.R. are contrary lot area per room, and provided number of accessory off-street parking space is less than that required, Contrary to Sections 23-142ZR, 23-223ZR, and 25-23ZR.

205-80-BZ—B.Q.—97-10 63rd Road, southeast corner of 97th Street, Block 2089, Lot 1, Rego Park, Borough of Queens. Community Board #6Q. Alt. #91/80. re-proposed use of physical culture establishment in a building located in a C1-2 dist. is contrary to Section 32-00ZR physical culture establishment is not a use listed in permitted uses under the zoning resolution's use groups.

206-80-A—B.S.I.—7 Kunath Avenue, 40 feet south of Barry Avenue, Block 7054, Lot 415, Rossville, Borough of Staten Island. N.B. #114/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

207-80-A—B.S.I.—11 Kunath Avenue, east side, 80 feet south of Barry Avenue, Block 7054, Lot 413, Rossville, Borough of Staten Island. N.B. #115/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

208-80-A—B.S.I.—15 Kunath Avenue, east side, 120.00 feet south of Barry Avenue, Block 7054, Lot 411, Rossville, Borough of Staten Island. N.B. #116/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

209-80-A—B.S.I.—21 Kunath Avenue, east side, 174.42 feet south of Barry Avenue, Block 7054, Lot 408, Rossville, Borough of Staten Island. N.B. #117/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

210-80-A—B.S.I.—25 Kunath Avenue, east side, 209.42 feet south of Barry Avenue, Block 7054, Lot 406, Rossville, Borough of Staten Island. N.B. #118/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

211-80-A—B.S.I.—29 Kunath Avenue, east side, 244.37 feet south of Barry Avenue, Block 7054, Lot 404, Rossville, Borough of Staten Island. N.B. #119/80. re-pro-

posed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

212-80-A—B.S.I.—33 Kunath Avenue, east side, 279.37 feet south of Barry Avenue, Block 7054, Lot 402, Rossville, Borough of Staten Island. N.B. #120/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

213-80-A—B.S.I.—37 Kunath Avenue, east side, 314.37 feet south of Barry Avenue, Block 7054, Lot 400, Rossville, Borough of Staten Island. N.B. #121/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

214-80-A—B.S.I.—41 Kunath Avenue, east side, 349.93 feet south of Barry Avenue, Block 7054, Lot 398, Rossville, re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

215-80-A—B.S.I.—45 Kunath Avenue, east side, 386.99 feet south of Barry Avenue, Block 7054, Lot 396, Rossville, Borough of Staten Island. N.B. #123/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

216-80-A—B.S.I.—49 Westfield Avenue, east side, 410.78 feet south of Barry Avenue, Block 7054, Lot 394, Rossville, Borough of Staten Island. N.B. #124/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

217-80-A—B.S.I.—53 Westfield Avenue, south side, 227.80 feet east of Winant Avenue, Block 704, Lot 392, Rossville, Borough of Staten Island. N.B. #125/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

218-80-A—B.S.I.—57 Westfield Avenue, south side, 180.00 feet east of Winant Avenue, Block 7054, Lot 389, Rossville, Borough of Staten Island. N.B. #126/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

219-80-A—B.S.I.—61 Westfield Avenue, south side, 145.00 feet east of Winant Avenue, Block 7054, Lot 387, Rossville, Borough of Staten Island. N.B. #127/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

220-80-A—B.S.I.—65 Westfield Avenue, south side, 110.00 feet east of Winant Avenue, Block 7054, Lot 385, Rossville, Borough of Staten Island. N.B. #128/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

221-80-A—B.S.I.—69 Westfield Avenue, south side, 75.00 feet east of Winant Avenue, Block 7054, Lot 383, Rossville Borough of Staten Island. N.B. #129/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

222-80-A—B.S.I.—73 Westfield Avenue, south side, 40.00 feet east of Winant Avenue, Block 7054, Lot 381, Rossville, Borough of Staten Island. N.B. #130/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

223-80-A—B.S.I.—14 Kunath Avenue, west side, 200.00 feet north of Westfield Avenue, Block 7054, Lot 423, Rossville, Borough of Staten Island. N.B. #133/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

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224-80-A—B.S.I.—18 Kunath Avenue, west side, 160.04 feet north of Westfield Avenue, Block 7054, Lot 425, Rossville, Borough of Staten Island. N.B. #134/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

225-80-A—B.S.I.—22 Kunath Avenue, west side, 120.00 feet north of Westfield Avenue, Block 7054, Lot 427, Rossville, Borough of Staten Island. N.B. #135/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

226-80-A—B.S.I.—26 Kunath Avenue, west side, 80.00 feet north of Westfield Avenue, Block 7054, Lot 429, Rossville, Borough of Staten Island. N.B. #136/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

227-80-A—B.S.I.—30 Kunath Avenue, west side, 40.00 feet north of Westfield Avenue, Block 7054, Lot 431, Rossville, Borough of Staten Island. N.B. #137/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

228-80-A—B.S.I.—34 Kunath Avenue, northwest corner of Westfield Avenue, Block 7054, Lot 433, Rossville, Borough of Staten Island. N.B. #138/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

229-80-A—B.S.I.—119 Kunath Avenue, east side, 257.78 feet south of Charleston Avenue, Block 7048, Lot 31, Rossville, Borough of Staten Island. N.B. #154/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

230-80-A—B.S.I.—115 Kunath Avenue, east side, 243.05 feet south of Charleston Avenue, Block 7048, Lot 28, Rossville, Borough of Staten Island. N.B. #155/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

231-80-A—B.S.I.—95 Kunath Avenue, east side, 40.00 feet south of Charleston Avenue, Block 7048, Lot 18, Rossville, Borough of Staten Island. N.B. #162/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

232-80-A—B.S.I.—99 Kunath Avenue, east side, 80.00 feet south of Charleston Avenue, Block 7048, Lot 20, Rossville, Borough of Staten Island. N.B. #163/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

233-80-A—B.S.I.—103 Kunath Avenue, east side, 120.00 feet south of Charleston Avenue, Block 7048, Lot 22, Rossville, Borough of Staten Island. N.B. #164/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

234-80-A—B.S.I.—107 Kunath Avenue, east side, 160.00 feet south of Charleston Avenue, Block 7048, Lot 24, Rossville, Borough of Staten Island. N.B. #165/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

235-80-A—B.S.I.—111 Kunath Avenue, east side, 200.70 feet south of Charleston Avenue, Block 7048, Lot 26, Rossville, Borough of Staten Island. N.B. #166/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

236-80-A—B.S.I.—123 Lucille Avenue, south side, 249.32 feet east of Winant Avenue, Block 7048, Lot 78, Ros-

sville, Borough of Staten Island. N.B. #167/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

237-80-A—B.S.I.—131 Lucille Avenue, south side, 157.00 feet east of Winant Avenue, Block 7048, Lot 73, Rossville, Borough of Staten Island. N.B. #169/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

238-80-A—B.S.I.—127 Lucille Avenue, south side, 196.32 feet east of Winant Avenue, Block 7048, Lot 75, Rossville, Borough of Staten Island. N.B. #168/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

239-80-A—B.S.I.—135 Lucille Avenue, south side, 118.00 feet east of Winant Avenue, Block 7048, Lot 71, Rossville, Borough of Staten Island. N.B. #170/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

240-80-A—B.S.I.—139 Lucille Avenue, south side, 79.00 feet east of Winant Avenue, Block 7048, Lot 69, Rossville, Borough of Staten Island. N.B. #171/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

241-80-A—B.S.I.—143 Lucille Avenue, south side, 40.00 feet east of Winant Avenue, Block 7048, Lot 67, Rossville, Borough of Staten Island. N.B. #172/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

242-80-A—B.S.I.—130 Lucille Avenue, northwest corner of Kunath Avenue, Block 7048, Lot 79, Rossville, Borough of Staten Island. N.B. #174/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

243-80-A—B.S.I.—134 Lucille Avenue, north side, 120.00 feet east of Winant Avenue, Block 7048, Lot 81, Rossville, Borough of Staten Island. N.B. #175/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

244-80-A—B.S.I.—138 Lucille Avenue, north side, 80.00 feet east of Winant Avenue, Block 7048, Lot 83, Rossville, Borough of Staten Island. N.B. #176/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

245-80-A—B.S.I.—142 Lucille Avenue, north side, 40.00 feet east of Winant Avenue, Block 7048, Lot 85, Rossville, Borough of Staten Island. N.B. #177/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law.

246-80-A—B.S.I.—134 Charleston Avenue, south side, 39.67 feet west of Winant Avenue, Block 7086, Lot 44, Rossville, Borough of Staten Island. N.B. #199/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

247-80-A—B.S.I.—138 Charleston Avenue, south side, 77.67 feet west of Winant Avenue, Block 7086, Lot 42, Rossville, Borough of Staten Island. N.B. #200/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

248-80-A—B.S.I.—142 Charleston Avenue, south side, 115.67 feet west of Winant Avenue, Block 7086, Lot 40, Rossville, Borough of Staten Island. N.B. #201/80. re-

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proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

249-80-A—B.S.I.—146 Charleston Avenue, south side, 153.67 feet west of Winant Avenue, Block 7086, Lot 38, Rossville, Borough of Staten Island. N.B. #202/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

250-80-A—B.S.I.—150 Charleston Avenue, south side, 191.67 feet west of Winant Avenue, Block 7086, Lot 36, Rossville, Borough of Staten Island. N.B. #203/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

251-80-A—B.S.I.—154 Charleston Avenue, south side, 229.67 feet west of Winant Avenue, Block 7086, Lot 34, Rossville, Borough of Staten Island. N.B. #204/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

252-80-A—B.S.I.—158 Charleston Avenue, south side, 267.67 feet west of Winant Avenue, Block 7086, Lot 32, Rossville, Borough of Staten Island. N.B. #205/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

253-80-A—B.S.I.—162 Charleston Avenue, south side, 305.67 feet west of Winant Avenue, Block 7086, Lot 29, Rossville, Borough of Staten Island. N.B. #206/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

254-80-A—B.S.I.—166 Charleston Avenue, south side, 343.67 feet west of Winant Avenue, Block 7086, Lot 27, Rossville, Borough of Staten Island. N.B. #207/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

255-80-A—B.S.I.—170 Charleston Avenue, south side, 381.67 feet west of Winant Avenue, Block 7086, Lot 25, Rossville, Borough of Staten Island. N.B. #208/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

256-80-A—B.S.I.—121 Lucille Avenue, north side, 40.00 feet west of Winant Avenue, Block 7086, Lot 50, Rossville, Borough of Staten Island. N.B. #210/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

257-80-A—B.S.I.—125 Lucille Avenue, north side, 76.00 feet west of Winant Avenue, Block 7086, Lot 52, Rossville, Borough of Staten Island. N.B. #211/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

258-80-A—B.S.I.—129 Lucille Avenue, north side, 112.00 feet west of Winant Avenue, Block 7086, Lot 54, Rossville, Borough of Staten Island. N.B. #212/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

259-80-A—B.S.I.—133 Lucille Avenue, north side, 148.00 feet west of Winant Avenue, Block 7086, Lot 56, Rossville, Borough of Staten Island. N.B. #213/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

260-80-A—B.S.I.—137 Lucille Avenue, north side, 184.00 feet west of Winant Avenue, Block 7086, Lot 58, Rossville, Borough of Staten Island. N.B. #214/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

261-80-A—B.S.I.—141 Lucille Avenue, north side, 220.00 feet west of Winant Avenue, Block 7086, Lot 56, Rossville, Borough of Staten Island. N.B. #215/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

262-80-A—B.S.I.—145 Lucille Avenue, north side, 256.00 feet west of Winant Avenue, Block 7086, Lot 62, Rossville, Borough of Staten Island. N.B. #216/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

263-80-A—B.S.I.—149 Lucille Avenue, north side, 292.00 feet west of Winant Avenue, Block 7086, Lot 64, Rossville, Borough of Staten Island. N.B. #217/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

264-80-A—B.S.I.—153 Lucille Avenue, north side, 328.00 feet west of Winant Avenue, Block 7086, Lot 66, Rossville, Borough of Staten Island. N.B. #218/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

265-80-A—B.S.I.—157 Lucille Avenue, north side, 364.00 feet west of Winant Avenue, Block 7086, Lot 68, Rossville, Borough of Staten Island. N.B. #219/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

266-80-A—B.S.I.—171 Lucille Avenue, north side, 481.93 feet west of Winant Avenue, Block 7086, Lot 74, Rossville, Borough of Staten Island. N.B. #220/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

267-80-A—B.S.I.—175 Lucille Avenue, north side, 521.93 feet west of Winant Avenue, Block 7086, Lot 76, Rossville, Borough of Staten Island. N.B. #221/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

268-80-A—B.S.I.—179 Lucille Avenue, north side, 561.93 feet west of Winant Avenue, Block 7086, Lot 78, Rossville, Borough of Staten Island. N.B. #222/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

269-80-A—B.B.—2115 East 70th Street, north side, 100 feet east of Avenue U, Block 8430, Lot 34, Borough of Brooklyn. N.B. #202/78. Permit #B-8430 L-34, re-Revocation of Building permits.

270-80-A—B.B.—2127 East 70th Street, north side, 200 feet east of Avenue U, Block 8430, Lot 30, Borough of Brooklyn. N.B. #206/78. Permit #B-8430, L-30 re-Revocation of Building permits.

271-80-A—B.B.—2129 East 70th Street, north side, 225 feet east of Avenue U, Block 8430, Lot 29, Borough of Brooklyn. N.B. #207/78. Permit #B-8340 L-29, re-Revocation of Building permits.

272-80-A—B.B.—2133 East 70th Street, north side, 250 feet east of Avenue U, Block 8430, Lot 28, Borough of Brooklyn. N.B. #208/78. Permit #B-8430, L-28, re-Revocation of Building permits.

273-80-A—B.B.—2135 East 70th Street, north side, 275 feet east of Avenue U, Block 8430, Lot 27, Borough of Brooklyn. N.B. #209/78. Permit #B-8430, L-27, re-Revocation of Building permits.

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274-80-A—B.B.—2139 East 70th Street, north side, 300 feet east of Avenue U, Block 8430, Lot 26, Borough of Brooklyn. N.B. #210/78. Permit #B-8430, L-26, re-Revocation of Building permits.

275-80-A—B.B.—2141 East 70th Street, north side, 325 feet east of Avenue U, Block 8430, Lot 23, Borough of Brooklyn. N.B. #211/78. Permits #B-8430 L-23 re-Revocation of Building permits.

276-80-A—B.B.—2145 East 70th Street, north side, 350 feet east of Avenue U, Block 8430, Lot 22, Borough of Brooklyn. re- Revocation of Building permits. N.B. #212/78.

277-80-A—B.B.—2151 East 70th Street, north side, 400 feet east of Avenue U, Block 8430, Lot 119, Borough of Brooklyn. re- Revocation of Building permits.

278-80-A—B.B.—2153 East 70th Street, north side, 425 feet east of Avenue U, Block 8430, Lot 118, Borough of Brooklyn. re- Revocation of Building permits. N.B. #215/78.

279-80-A—B.B.—2157 East 70th Street, north side, 450 feet east of Avenue U, Block 8430, Lot 111, Borough of Brooklyn. re- Revocation of Building permits. N.B. #216/78.

280-80-A—B.B.—2159 East 70th Street, north side, 475 feet east of Avenue U, Block 8430, Lot 17, Borough of Brooklyn. N.B. #217/78. re- Revocation of building permits.

281-80-BZ—B.M.—120-122 West 20th Street, south side, 253 feet west of Avenue of the Americas, Block 795, Lot 54, Borough of Manhattan. Community Board #4M. Alt. 1121/79. re- proposed residence building (UG2) located in M1-5 dist. There are no bulk or parking regulation for the propped use. Cont. to Sec. 42-00ZR.

282-80-A—F.D.—re-Packaging of a combustible mixture known as "Dowgard*Summer Coolant/Winter Antifreeze" in one gallon plastic bottle with Childproof plastic cap. Containers not in compliance with the Administrative Code.

283-80-A—F.D.—re- Packaging of a combustible mixture known as "Firestone Frigitone Anti-freeze and Summer Coolant" in one gallon plastic bottle with Childproof plastic cap. Container not in compliance with the Administrative Code.

284-80-A—F.D.—re- Packaging of a combustible mixture known as "Atlas Perma-Guard(R) Anti-freeze/Coolant" in one gallon plastic bottle with Childproof plastic cap. Containers not in compliance with the Administrative Code.

285-80-A—F.D.—re- Packaging of a combustible mixture known as "Award Antifreeze Summer Coolant" in one gallon plastic bottle with Childproof plastic cap. Container not in compliance with the Administrative Code.

286-80-A—F.D.—re- Packaging of a combustible mixture known as "Mobil(R) Antifreeze and Coolant" in one gallon plastic bottle with Childproof plastic cap. Container not in compliance with the Administrative Code.

287-80-A—F.D.—re- Packaging of a combustible mixture known as "Shop Rite All Season Anti-freeze" in one gallon plastic bottle with Childproof plastic cap. Container not in compliance with the Administrative Code.

288-80-A—F.D.—re- Packaging of a combustible mixture known as "J. C. Penny Antifreeze and Summer Coolant", in one gallon plastic bottle with Childproof plastic cap. Container not in compliance with the Administrative Code.

289-80-SA—Fire Alarm Cable, manufactured by Phalo Corporation, owner.

290-80-SM—Finestone Corporation—modified cements (concrete and mortar manufactured by Finestone Corporation.

291-80-SA—Arlan Damper Fire Damper Fire Limit model #10, A, 10B, 10C, 10D, 10E, UL10A, UL10B, UL10C, UL10D, UL10E, and OBD, manufactured by Arlan Damper Corporation.

292-80-SM—Columbus Industries Paint Collector Class 2 Air filter pads for paint collectors, manufactured by Columbus Industries Incorporated.

293-80-SM—Bryant Industries, Brytech (nylon and polyester reinforced Vinyl, Flameproof covering and tarpaulin fabric, manufactured by Bryant Industries.

294-80-A—B.S.I.—185 Woodrow Road, west side, 310.71 feet south of Oak Lane, Block 5720, Lot 74, Arden Heights, Borough of Staten Island. N.B. #6/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

295-80-A—B.S.I.—183 Woodrow Road, west side, 310.71 feet south of Oak Lane, Block 5720, Lot 76, Arden Heights, Borough of Staten Island. N.B. #7/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

296-80-A—B.S.I.—4 Oak Lane, west side, 310.71 feet south of Gary Lane, Block 5720, Lot 62, Arden Heights, Borough of Staten Island. N.B. #51/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

297-80-A—B.S.I.—5 Oak Lane, west side, 310.71 feet south of Gary Lane, Block 5720, Lot 70, Arden Heights, Borough of Staten Island. N.B. #52/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

298-80-A—B.S.I.—15 Oak Lane, west side, 310.71 feet south of Gary Lane, Block 5720, Lot 272, Arden Heights, Borough of Staten Island. N.B. #8/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law, re- proposed use of drywells for the disposal of storm water (Local Law #7).

299-80-A—B.S.I.—17 Oak Lane, west side, 310.71 feet south of Gary Lane, Block 5720, Lot 274, Arden Heights, Borough of Staten Island. N.B. #9/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law, re- proposed use of drywells for the disposal of storm water (Local Law #7).

300-80-A—B.S.I.—21 Oak Lane, west side, 310.71 feet south of Gary Lane, Block 5720, Lot 275, Arden Heights, Borough of Staten Island. N.B. #10/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law, re- proposed use of drywells for the disposal of storm water (Local Law #7).

301-80-A—B.S.I.—23 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 276, Arden Heights, Borough of Staten Island. N.B. #11/80. re-proposed building not fronting on a legally mapped street; Sec. 36,

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building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

323-80-A—B.S.I.—58 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 308, Arden Heights, Borough of Staten Island. N.B. #33/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law, re- proposed use of drywells for the disposal of storm water (Local Law #7).

324-80-A—B.S.I.—54 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 309, Arden Heights, Borough of Staten Island. N.B. #34/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

325-80-A—B.S.I.—52 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 310, Arden Heights, Borough of Staten Island. N.B. #35/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

326-80-A—B.S.I.—48 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 312, Arden Heights, Borough of Staten Island. N.B. #36/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

327-80-A—B.S.I.—46 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 313, Arden Heights, Borough of Staten Island. N.B. #37/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law, re- proposed use of drywells for the disposal of storm water (Local Law #7).

328-80-A—B.S.I.—42 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 315, Arden Heights, Borough of Staten Island. N.B. #38/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law, re- proposed use of drywells for disposal of storm water (Local Law #7).

329-80-A—B.S.I.—40 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 316, Arden Heights, Borough of Staten Island. N.B. #39/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

330-80-A—B.S.I.—36 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 318, Arden Heights, Borough of Staten Island. N.B. #40/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

331-80-A—B.S.I.—34 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 319, Arden Heights, Borough of Staten Island. N.B. #41/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

332-80-A—B.S.I.—30 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 321, Arden Heights, Borough of Staten Island. N.B. #42/80. re proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

333-80-A—B.S.I.—28 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 322, Arden Heights, Borough of Staten Island. N.B. #43/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

334-80-A—B.S.I.—24 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 324, Arden Heights, Borough of Staten Island. N.B. #44/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

335-80-A—B.S.I.—22 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 325, Arden Heights, Borough of Staten Island. N.B. #45/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

336-80-A—B.S.I.—18 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 327, Arden Heights, Borough of Staten Island. N.B. #46/80. re- proposed building not fronting on a legally mapped street; Sec. 31, Art. 3, of the General City Law. re- proposed use of drywells for disposal of storm water (Local Law #7).

337-80-A—B.S.I.—16 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 328, Arden Heights, Borough of Staten Island. N.B. #47/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

338-80-A—B.S.I.—12 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 330, Arden Heights, Borough of Staten Island. N.B. #48/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

339-80-A—B.S.I.—10 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 331, Arden Heights, Borough of Staten Island. N.B. #49/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law, re- proposed use of drywells for the disposal of storm water (Local Law #7).

340-80-A—B.S.I.—6 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 333, Arden Heights, Borough of Staten Island. N.B. #50/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

APRIL 29, 1980

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 29, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following:

SPECIAL ORDER CALENDAR

348-78-BZ

APPLICANT—Diffendale and Kubec for John Vincent Scalia, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 28, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 73-27 of the Zoning Resolution, permitting in a C1-1 district, the erection of a two story and cellar enlargement to an existing funeral establishment and dwelling with accessory parking previously before the Board.

PREMISES AFFECTED—28 Eltingville Boulevard, west side, 226.5 feet south of Wilson Avenue, Block 5505, Lot 42, Eltingville, Borough of Staten Island.

608-59-BZ

APPLICANT—Berry Box Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change of occupancy from a public garage for more than five (5) cars and display of furniture to storage and manufacturing of corrugated shipping containers and loading and unloading.

PREMISES AFFECTED—376 to 382 Vernon Avenue, south side, 225.0 feet west of Stuyvesant Avenue, Block 1589, Lot 32, Borough of Brooklyn. Community Board #3BK.

361-49-BZ

APPLICANT—Leonard Lazarus and Louis Aronoff, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h of the Zoning Resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, storage and sale of auto accessories and office and to permit the parking of more than five (5) motor vehicles waiting to be serviced, and with curb cuts more than two permitted from the intersection.

PREMISES AFFECTED—74-01 to 74-13 Eliot Avenue and 60-69 to 60-77 74th Street, northeast corner and 60-76 75th Street, Block 2844, Lot 46, Maspeth, Borough of Queens. Community Board #5Q.

815-53-BZ—Vol. II

APPLICANT—Lama and Vassalotti for 43rd Street Estates Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 26, 1980 decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles (previously denied by the Board).

PREMISES AFFECTED—2153-2159 8th Avenue and 301 West 116th Street northwest corner, Block 1943, Lot 29, Borough of Manhattan. Community Board #9M.

829-59-BZ

APPLICANT—Lama and Vassalotti for Mobil Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 1, 1980—decision of the Borough Superintendent; previously granted

on condition under Sections 7a, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the reconstruction of an existing gasoline service station and lubritorium and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.

PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Staten Island. Community Board #2S.I.

545-77-A

APPLICANT—Joseph Grunig for Northfield Savings Bank, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7); previously granted on condition.

PREMISES AFFECTED—1731 Victory Boulevard, northeast corner of Winthrop Place, Block 349, Lot 1 and 17 (formerly Lot 1), Four Corners, Borough of Staten Island.

419-69-BZ

APPLICANT—Raymond J. Irrera for Raymond Irrera Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires May 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C1-2 and in an R5 district, the enlargement in area of a public parking lot previously before the Board.

PREMISES AFFECTED—42-02 31st Avenue, southeast corner of 42nd Street, Block 692, Lots 36 and 40, Long Island City, Borough of Queens. Community Board #1Q.

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractors yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

152-68-A

APPLICANT—Ronald Ogur for New York Blood Center, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- installation and use of tanks for the storage of Liquefied Nitrogen; previously granted on condition.

PREMISES AFFECTED—303-319 East 66th Street, north side, 100 feet east of Second Avenue, 304-326 East 67th Street, Block 1441, Lot 40, Borough of Manhattan.

ZONING CASES

1093-79-BZ

APPLICANT—Arthur Guttman for Loft Management, owner.

CALENDAR

SUBJECT—Application October 9, 1979—decision of the Borough Superintendent, under Section 72-21 and 666 of the New York City Charter, of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story factory building, the conversion of all floors except the first and sixth floors into a multiple dwelling.

PREMISES AFFECTED—11 West 17th Street, north side, 198 feet west of Fifth Avenue, Block 819, Lot 31, Borough of Manhattan Community Board #5M.

1145-79-BZ

APPLICANT—Martyn and Don Weston for S. Lefrak Properties Incorporated, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 within an R6 district, within an existing one story retail store structure, the conversion of the supermarket portion into a roller skating rink.

PREMISES AFFECTED—57-16 99th Street, southwest corner of 57th Avenue, Block 1918, Lot 82, Corona, Borough of Queens. Community Board #4Q.

1164-79-BZ

APPLICANT—Harry Soled for Jacob Kempler, owner.

SUBJECT—Application November 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio and encroaches on the required front yard.

PREMISES AFFECTED—1236 59th Street, south side, 280 feet east of 12th Avenue, Block 5711, Lot 21, Borough of Brooklyn. Community Board #12BK.

1165-79-BZ

APPLICANT—Harry Soled for Jacob Kompler, owner.

SUBJECT—Application November 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio has less than the required open space ratio and encroaches on the required front yard.

PREMISES AFFECTED—1238 59th Street, south side, 300 feet east of 12th Avenue, Block 5711, Lot 22, Borough of Brooklyn. Community Board #12BK.

1182-79-BZ

APPLICANT—Leonard F. Rothkrug for 377 Beach 92 Street Incorporated, owner, d/b/a Pier 92nd Restaurant, Lessee.

SUBJECT—Application November 15, 1979—decision of the Borough Superintendent, Under Section 73-242 of the Zoning Resolution, to permit in a C3 and C2-2 district, the erection of a two story enlargement to an existing restaurant that increases the degree of non-conformity in the C3 district.

PREMISES AFFECTED—377 Beach 92 Street, east side, 100.43 feet north of Beach Channel Drive, Block 16109, Lot 37, Rockaway, Borough of Queens. Community Board #14Q.

1243-79-BZ

APPLICANT—Samuel J. Kisseloff for Elizabeth Shafron, owner, Robert J. Perper, Lessee.

SUBJECT—Application December 18, 1979—decision of the Borough Superintendent, Under Section 72-21, and Section 666 of the New York City Charter, to permit in an R8

district, in an existing three story and basement building, the use of the basement level as a veterinarian's office with apartments on the upper floors.

PREMISES AFFECTED—212 E. 70th Street, south side, 212 feet east of Third Avenue, Block 1424, Lot 40, Borough of Manhattan. Community Board #8M.

1233-79-BZ

APPLICANT—Hannibal F. Zumbo for Angelo Camarda, owner.

SUBJECT—Application December 12, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a C3 district, the erection of a two story enlargement to an existing wholesale and retail fish packing establishment that increases the degree of non-conformity.

PREMISES AFFECTED—3165 Harkness Avenue, northeast corner of Plumb 2nd Street, Block 8841, Lot 500, Borough of Brooklyn. Community Board #15BK.

342-80-A

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application March 12, 1980—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—9 Jones Street, west side, 94.1 feet south of West 4th Street, Block 590, Lot 77, Borough of Manhattan.

To be heard with Cal. No. 911-79-BZ, for hearing.

ALAN D. GERSHUNY, *Executive Director*

APRIL 29, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, April 29, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

383-80-SM

APPLICANT—Laurel Products Corporation—flameproofing treatment of fabrics used in places of public assembly.

778-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Fontana, owner.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Edgegrove Avenue, west side, 509.05 feet north of Albee Avenue, Block 6278, Lot 20, Annadale, Borough of Staten Island.

779-79-A

APPLICANT—Alphonse J. Calvanico for Tony Fontana, owner.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Edgegrove Avenue, west side, 549.05 feet north of Albee Avenue, Block 6278, Lot 18, Annadale, Borough of Staten Island.

1090-79-A

APPLICANT—Classic Chemical, owner.

CALENDAR

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Classic Premium Pre-Mix Windshield Washer Solvent" (1) one gallon plastic Bottle with Child-resistant replaceable screw cap container not in compliance with regulations of the Administrative Code of New York City.

1091-79-A

APPLICANT—Stanley M. Klein for Breezy Point Cooperative, Inc., owner, Frances Cerbino and Vito Cerbino, Lessee.

SUBJECT—Application October 9, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—112 Beach 221st Street, west side, 200 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Breezy Point, Borough of Queens.

1109-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Sturdi Bond™ Subfloor and Construction Adhesive" (29) twenty-nine fluid ounce paper tube container not in compliance with regulations of the Administrative Code of New York City.

1110-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Bond®" (29) twenty-nine fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1111-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Max Bond®" (11) eleven fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1112-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Drywall Adhesive" (29) twenty-nine fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1113-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflam-

mable mixture known as "Pow'r Grip®" (11) eleven fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

1114-79-A

APPLICANT—Robert W. Broos, Technical Director for H. B. Fuller Company, owner.

SUBJECT—Application July 19, 1979—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Pow'r Grip®" (29) twenty-nine fluid ounce paper cartridge with caulking tube with plastic nozzle container not in compliance with regulations of the Administrative Code of New York City.

269-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 202-78.

PREMISES AFFECTED—2115 East 70th Street, north side, 100 feet east of Avenue U, Block 8430, Lot 34, Borough of Brooklyn.

270-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 206-78.

PREMISES AFFECTED—2127 East 70th Street, north side, 200 feet east of Avenue U, Block 8430, Lot 30, Borough of Brooklyn.

271-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 207-78.

PREMISES AFFECTED—2129 East 70th Street, north side, 225 feet east of Avenue U, Block 8430, Lot 29, Borough of Brooklyn.

272-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 208-78.

PREMISES AFFECTED—2133 East 70th Street, north side, 250 feet east of Avenue U, Block 8430, Lot 28, Borough of Brooklyn.

273-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Antonio Difedi, contract vendee.

SUBJECT—Application for consideration—appeal from a decision of the Borough Superintendent re- revocation of N.B. 209-78.

CALENDAR

PREMISES AFFECTED—2135 East 70th Street, north side, 275 feet east of Avenue U, Block 8430, Lot 27, Borough of Brooklyn.

274-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Francis Thomas, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 210-78.

PREMISES AFFECTED—2139 East 70th Street, north side, 300 feet east of Avenue U, Block 8430, Lot 26, Borough of Brooklyn.

275-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Albert Benshosan, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 211-78.

PREMISES AFFECTED—2141 East 70th Street, north side, 325 feet east of Avenue U, Block 8430, Lot 23, Borough of Brooklyn.

276-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Salvatore Priola, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 212-78.

PREMISES AFFECTED—2145 East 70th Street, north side, 350 feet east of Avenue U, Block 8430, Lot 22, Borough of Brooklyn.

277-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Dr. Stuart Bilenger and Wife, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 214-78.

PREMISES AFFECTED—2151 East 70th Street, north side, 400 feet east of Avenue U, Block 8430, Lot 119, Borough of Brooklyn.

278-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner; Mr. and Mrs. Michael Greenberg, contract vendee.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 215-78.

PREMISES AFFECTED—2153 East 70th Street, north side, 425 feet east of Avenue U, Block 8430, Lot 118, Borough of Brooklyn.

279-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 216-78.

PREMISES AFFECTED—2157 East 70th Street, north side, 450 feet east of Avenue U, Block 8430, Lot 11, Borough of Brooklyn.

280-80-A

APPLICANT—Leonard F. Rothkrug for Dov Construction Company, owner.

SUBJECT—Application March 6, 1980—appeal from a decision of the Borough Superintendent re- revocation of N.B. 217-78.

PREMISES AFFECTED—2159 East 70th Street, north side, 475 feet east of Avenue U, Block 8430, Lot 17, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

MAY 6, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, May 6, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

70-80-A

APPLICANT—Peter F. Oddo, Jr. for Honeybee Homes, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Klondike Avenue, north side, 107.90 feet west of Lewiston Street, Block 2389, Lot 6, New Springville, Borough of Staten Island.

71-80-A

APPLICANT—Peter F. Oddo, Jr. for Honeybee Homes, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—405 Klondike Avenue, north side, 83.90 feet west of Lewiston Street, Block 2389, Lot 5, New Springville, Borough of Staten Island.

821-50-BZ

APPLICANT—Dechter and Kornbluth for Edgehill Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 21, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district portion of lot, located in a residence and retail use district the parking of motor vehicles for use of patrons.

PREMISES AFFECTED—178-21 to 179-19 Hillside Avenue, north side, 193 feet 6 inches east of Edgeton Boulevard, Block 9937, Lot 60, Jamaica, Borough of Queens. Community Board #8BK.

129-58-BZ

APPLICANT—Thomas Gibson for ZWXA Operating Corporation, owner.

CALENDAR

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 17, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx. Community Board #7BX.

641-59-BZ

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 19, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx. Community Board #9BX.

337-75-A

APPLICANT—General Motors Corporation for Jefferson Chemical Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- packaging of mixture known as "Permanent Type Antifreeze Coolant" in one (1) U.S. Gallon, rectangular high density polyethylene bottle, not in compliance with the regulations of the Administrative Code of New York City; previously granted on condition.

246-35-BZ

APPLICANT—Ronald Ogur for Rod-Seven Service Stations, Incorporated, owner.

SUBJECT—Application for consideration—waive the rules of procedure and extension of term of variance which expired October 4, 1976—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—62-01 to 62-05 Broadway, northeast corner of 62nd Street, Block 1189, Lot 93, Woodside, Borough of Queens. Community Board #2Q.

849-66-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, long term lessee; Ben-Dor and Rofar Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 27, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 72-211 and 73-212 of the Zoning Resolution, permitting in a C4-1 district, the erection of an automotive service station with accessory uses and accessory signs that encroaches on the required side yard.

PREMISES AFFECTED—2820 Hylan Boulevard, northeast corner of Tysens Lane, Block 3980, Lot 1, New Dorp, Borough of Staten Island.

384-74-BZ

APPLICANT—Kenneth H. Koons for Zumpano Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 4, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—3120 Heath Avenue, southwest corner of Shrady Place, Block 3557, Lot 39, Borough of The Bronx. Community Board #7BX.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

ZONING CASES

131-79-BZ—Vol. II

APPLICANT—Tucciarone and Di Milia for Rego Crescent Corporation, owner, 86-43 105th Street Realty Corporation, Contract Vendee.

SUBJECT—Application reopened February 19, 1980 as Volume II re- Application decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a two story medical office building that exceeds the permitted area and encroaches on the required side and rear yards.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Howard Beach, Borough of Queens. Community Board #10Q.

1234-79-BZ

APPLICANT—Leonard F. Rothkrug for Laura Development Company, owner, L.B. Russell Chemical Corporation, Lessee.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing photo products factory and warehouse that increases the degree of non-conformity.

PREMISES AFFECTED—14-33 to 39 31st Avenue, north side, 200.42 feet west of 21st Street, Block 534, Lots 9, 10 and 11, Astoria, Borough of Queens. Community Board #1Q.

42-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

CALENDAR

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1559 48th Street, north side, 210 feet west of 16th Avenue, Block 5442, Lot 55, Borough of Brooklyn. Community Board #12BK.

43-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1563 48th Street, north side, 185 feet west of 16th Avenue, Block 5442, Lot 54, Borough of Brooklyn. Community Board #12BK.

44-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1415 53rd Street, north side, 120 feet east of 14th Avenue, Block 5664, Lot 70, Borough of Brooklyn. Community Board #12BK.

45-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21, of the Zoning Resolution, to permit in an R6 district, the completion and conversion of an existing three story, two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1417 53rd Street, north side, 140 feet east of 14th Avenue, Block 5664, Lot 68, Borough of Brooklyn. Community Board #12BK.

46-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21, of the Zoning Resolution, to permit in an R6 district, the completion and conversion of an existing three story, two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1217 48th Street, north side, 137.5 feet east of 12th Avenue, Block 5628, Lot 2, Borough of Brooklyn. Community Board #12BK.

47-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21, of the Zoning Resolution, to permit in an R6 district, the completion and conversion of an existing three story, two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1215 48th Street, north side, 115 feet east of 12th Avenue, Block 5628, Lot 68, Borough of Brooklyn. Community Board #12BK.

57-80-BZ

APPLICANT—Harry Soled for 13th and 53rd Street, Realty, owner.

SUBJECT—Application January 23, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-3 and C2-3 district, in an existing four story building, the conversion of the fourth floor from a banquet hall into a physical culture establishment.

PREMISES AFFECTED—5224—13th Avenue, northwest corner of 53rd Street, Block 5662, Lot 66, Borough of Brooklyn. Community Board #12BK.

136-80-BZ

APPLICANT—Sheldon Lobel for Holiday Inn and Flight Hotel, Incorporated, owner.

SUBJECT—Application February 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of a three story enlargement to an existing hotel that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—99-11 Ditmars Boulevard, 100-15 Boulevard, northeast corner of 22nd Avenue, Block 1634, Lots 1, 99 and 101, East Elmhurst, Borough of Queens. Community Board #3Q.

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.
Laid over from March 11, 1980 for hearing.

1176-79-A

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1/5 Bond Street, south side, 75 feet west of Lafayette Street, Block 629, Lot 10, Borough of Manhattan.

CALENDAR

1047-79-BZ

APPLICANT—David Paul Helpen for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M-1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33rd Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan. Community Board #4M.

Laid over from March 11, 1980 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

MAY 6, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, May 6, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1115-79-A

APPLICANT—E.T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "3M Brand Fill N Glaze" (32) thirty-two ounce oval molded poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1116-79-A

APPLICANT—E.T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Auto-Pak Brand Polish N Glaze" (16) sixteen ounce oval molded poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1117-79-A

APPLICANT—E.T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "3M Brand Final Glaze" (32) thirty-two ounce oval molded poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1118-79-A

APPLICANT—E. T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Auto-Pak Brand Clean N Glaze" (16) sixteen ounce oval, molded, poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1139-79-A

APPLICANT—Peter F. Oddo, Jr. for Dazzo Construction Corporation, owner.

SUBJECT—Application October 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—957 Ionia Avenue, north side, 100 feet west of Foster Road, Block 6919, Lot 60, Woodrow, Borough of Staten Island.

1140-79-A

APPLICANT—Peter F. Oddo, Jr. for Dazzo Construction Corporation, owner.

SUBJECT—Application October 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—967 Ionia Avenue, north side, 210 feet west of Foster Road, Block 6919, Lot 65, Woodrow, Borough of Staten Island.

1146-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Propose use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—310 Malvaine Avenue, southwest corner of Bloomingdale Road, Block 7098, Lot 14, Rossville, Borough of Staten Island.

1147-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—320 Malvine Avenue, south side, 126 feet west of Bloomingdale Road, Block 7098, Lot 6, Rossville, Borough of Staten Island.

1148-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—330 Malvine Avenue, south side, 226 feet west of Bloomingdale Road, Block 7098, Lot 1, Rossville, Borough of Staten Island.

1149-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

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PREMISES AFFECTED—779 Jane Avenue, northwest corner of Bloomingdale Road, Block 7098, Lot 25, Rossville, Borough of Staten Island.

1150-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—789 Jane Avenue, north side, 126 feet west of Bloomingdale Road, Block 7098, Lot 30, Rossville, Borough of Staten Island.

1151-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—799 Jane Avenue, north side, 226 feet west of Bloomingdale Road, Block 7098, Lot 35, Rossville, Borough of Staten Island.

1152-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—800 Bloomingdale Road, west side, 65 feet west of Jane Avenue, Block 7098, Lot 20, Rossville, Borough of Staten Island.

1177-79-A

APPLICANT—Dominick Salvatti and Son for Joseph Romano d/b/a, owner, Jo and J. Fuel Oil Company, lessee.

SUBJECT—Application November 3, 1979—appeal from Administrative decision re- Sprinkler System.

PREMISES AFFECTED—237/39 Smith Street, east side, 20 feet north of Douglass Street, Block 409, Lot 2, 3, Borough of Brooklyn.

1178-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979, appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—778 Jane Avenue, southwest corner of Bloomingdale Road, Block 7097, Lot 15, Rossville, Borough of Staten Island.

1179-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—784 Jane Avenue, south side, 82.04 feet west of Bloomingdale Road, Block 7097, Lot 12, Rossville, Borough of Staten Island.

1180-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—792 Jane Avenue, south side, 163.54 feet west of Bloomingdale Road, Block 7097, Lot 10, Rossville, Borough of Staten Island.

1181-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—800 Jane Avenue, south side, 245 feet west of Bloomingdale Road, Block 7097, Lot 8, Rossville, Borough of Staten Island.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

892-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

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REGULAR MEETING

TUESDAY MORNING, MARCH 11, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 26, 1980, were approved as printed in the Bulletin of March 6th, 1980, Volume 65, Number 10.

221-77-A

APPLICANT—Lama and Vassalotti for Utopia Associates, owner. Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 6, 1980—appeal from a decision of the Borough Superintendent re-proposed change of use from automotive service station to self service gasoline station, previously granted on condition.

PREMISES AFFECTED—181-08 Horace Harding Expressway, southeast corner of Utopia Parkway, Block 7070, Lot 2, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was *granted* by the Board on December 10, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 20, 1977, as amended through March 6, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 325-77)

220-51-BZ—Vol. II

APPLICANT—Thomas Gibson for Vito Macina, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 7, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the proposed building and the change in occupancy from gasoline oil selling station (previously granted by the Board), and the parking and storage of more than five motor vehicles, to gasoline service station, accessory building to include store, utility room, lubrication, auto washing, motor vehicles repairs, storage and sale of accessories and permitting the existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2009-2023 Williamsbridge Road, west side, 100 feet north of Neil Avenue, Block 4306, Lot 13, Borough of The Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Donald Sterlini.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #11BX was notified by the applicant on December 17, 1979 and no response has been received; and

WHEREAS, a public hearing was held on this application on March 11, 1980, after due notice by publication in the bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 23, 1951, and amended through October 7, 1969, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten (10) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 588-52)

247-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Vic-Ain Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 7, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the extension of the use of the existing gasoline service station located on the local retail portion of the premises by using the vacant portion in the residence use district for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official) Parsons Boulevard and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens. Community Board #8Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8Q., recommended condition approval received on December 31, 1979; and

WHEREAS, this application was granted by the Board on December 7, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 11, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 7, 1954, as amended through October 15, 1969, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten (10) years from the date of this amended resolution, to permit . . . ; on condition that slats are to be installed in fences where screening is not provided along lot lines in order to create a barrier between the station and homes alongside; that the rear yard be cleaned and maintained in a clean condition; that pleasure cars only be kept in the rear parking area; that the sidewalk on Parsons Boulevard in front of the station be repaired; that all graffiti be removed from the wall alongside the station; that a binder shall be provided

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over the entire parking lot in rear; that the station be maintained in a clean condition; and that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2228-57)

343-54-BZ

APPLICANT—Paris Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 14, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—367-369 East 154th Street, north side, 100 feet east of Cortlandt Avenue, Block 2401, Lots 35 and 36, Borough of The Bronx. Community Board #1BX.

APPEARANCES—

For Applicant: Samuel Parisi.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #1BX was notified by the applicant on January 9, 1980, and no response has been received; and

WHEREAS, this application was granted by the Board on October 19, 1954, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 11, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 19, 1954, as amended through January 14, 1975, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten (10) years from the date of this amended resolution to permit . . . ; on condition that all barbed wire be removed; that screening be provided on interior rear lot lines in accordance with Section 25-66 of the Zoning Resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 315-54)

632-59-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Schwartz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 14, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, C-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard.

PREMISES AFFECTED—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened, term of variance extended, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #18BK was notified by the applicant on December 24, 1979 and no response has been received; and

WHEREAS, this application was granted by the Board on June 14, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on March 11, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 14, 1960, so that as amended this portion of the resolution shall read:

"granted for a term of ten (10) years from June 14, 1980 to permit the dry cleaning store with accessory sales of new clothing in lieu of launderette, shoe repairs shop and shirt pressing as previously permitted, and that the front facade of the building may be changed substantially as shown on revised drawings of proposed conditions marked 'received December 26, 1979'—two (2) sheets on condition that all signs comply with C-1 district regulations, and that other as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 2669-59)

743-72-BZ

APPLICANT—Lama and Vassalotti for Utopia Associates, owner; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 6, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-211 of the Zoning Resolution, permitting in a C2-2 district, the erection and maintenance of an automotive service station with accessory uses.

PREMISES AFFECTED—181-08 Horace Harding Expressway and 69-05 Utopia Parkway, southeast corner, Block 7070, Lot 2, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1973, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 15, 1973, as amended through March 6, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 325-77)

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394-73-BZ

APPLICANT—Leonard F. Rothkrug.

SUBJECT—Applicant for consideration—to restore to the Calendar as per stipulation dated November 9, 1979 for extension of term of variance—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the conversion of an accessory five car garage to an automobile repair shop.

PREMISES AFFECTED—211-21 and 211-27 45th Road, north side, 200 feet east of 211th Road, Block 1713, Lots 46 and 47, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Mandingo Ishaka.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board comprised of Commissioner Philip Agusta, R.A. and Commissioner Harry Carroll, P.E., and

WHEREAS, there has been no change in the uses in the surrounding area, and

WHEREAS, the continuance of the use will not impair the essential character and future use or development of the surrounding area, and

WHEREAS, there was an understanding between the community's representatives and the Board of Estimate to grant an extension of term of three (3) years to afford the owner adequate time in order to relocate the commercial uses of the premises and

WHEREAS, the Board has the authority to grant an extension of the term of its variances under Section 72-22 of the Zoning Resolution; and

WHEREAS, this application was granted by the Board on January 29, 1974, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 11, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 29, 1974, as amended through October 24, 1978, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of three (3) years from the date of this amended resolution, to permit . . . ; on condition that the owner is required to exercise due diligence in efforts to relocate the commercial uses presently on the property; and that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 343-73)

576-77-BZ

APPLICANT—Thomas R. Kalsky for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to restore to the Calendar for possible reopening for re-hearing—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Jeffrey P. Ween, Doris Diether and A. Miles Jaffe.

For Opposition: Leonard Boxer.

ACTION OF THE BOARD—Application dismissed without prejudice as being premature.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

426-54-BZ

APPLICANT—Walter T. Gorman for Howard L. Levine, owner.

SUBJECT—Application for consideration—reopening for extension of the term of variance which expired December 14, 1979 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 73 and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-19 Linden Boulevard, north side from 79th Street to Sapphire Street, 135-33 to 135-39 Sapphire Street and 135-32 to 135-40 79th Street, Block 11376, Lot 23, Ozone Park, Borough of Queens. Community Board #10Q.

APPEARANCES—

For Applicant: Walter T. Gorman.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar, for deferred decision; additional information; hearing closed.

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Blye Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Abraham M. Lindenbaum.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for decision; additional information; hearing closed.

337-79-BZ

APPLICANT—Dr. Martin S. Bernstein.

SUBJECT—Application for consideration—possible reopening to restore to the Calendar for possible rehearing based upon substantial new evidence (Article IV, Section 4)—decision of the Borough Superintendent; previously denied, to permit in an R2 district, the conversion of the second

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story of an existing two story residential building into medical offices.

PREMISES AFFECTED—2107 Avenue N, north side, 40 feet east of East 21st Street, Block 7657, Lot 8, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar for Decision, hearing closed.

50-79-BZ

APPLICANT—Alfonso Duarte for 270-23 Company, owner.
SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street, north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis R. Angelino and Samuel H. Lindenbaum.

For Opposition: Leo Edbret.

ACTION OF BOARD—Decision deferred and laid over to March 18, 1980, at 10 A.M., hearing closed.

63-79-BZ

APPLICANT—George J. Meltzer for John Menzollillo, owner.

SUBJECT—Application January 18, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-4 district the erection of a one story and cellar enlargement to an existing two family dwelling and dentist's office to be used as a funeral establishment.

PREMISES AFFECTED—58-12 Main Street, 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Ronald Ogur.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 10 A.M., hearing closed.

64-79-A

APPLICANT—George J. Meltzer for John Manzollillo, owner.

SUBJECT—Application January 8, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of frame structure as Dental office.

PREMISES AFFECTED—58-12 Main Street and 138-30 58th Avenue, southwest corner, Block 6377, Lots 30 and 34, Flushing, Borough of Queens.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 10 A.M., hearing closed.

630-78-BZ

APPLICANT—Frank A. Vaccaro for Silvercrest Farms, Incorporated, owner.

SUBJECT—Application August 7, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 and C1-2 district, the enlargement in lot area to provide accessory parking and truck

storage facilities for an existing milk bottling establishment.

PREMISES AFFECTED—80-22 Caldwell Avenue, southeast corner of Elliot Avenue, Block 2919, 2920, 2921, Lots 31, 38, 40, 42, 47, 48, 49, 50, 51 and 142, Elmhurst, Borough of Queens. Community Board #5Q.

APPEARANCES—

For Applicant: None.

For Opposition: Carl Berner.

ACTION OF BOARD—Decision deferred and laid over to March 25, 1980, at 10 A.M., hearing closed.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Sections 72-21 and 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Doris Diether, Miles Jaffe and Jeffrey Ween.

For Opposition: Leonard Boxer.

ACTION OF BOARD—Laid over to May 13, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3404(b) to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

ACTION OF BOARD—Laid over to May 13, 1980, at 10 A.M., for continued hearing, additional information to be submitted.

896-79-BZ

APPLICANT—Weinberg and Kirshenbaum for Gilteck Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the change in use of an existing two story building from a store and dwelling into a wholesale establishment with accessory offices.

PREMISES AFFECTED—2357 Coney Island Avenue, east side 351.2½ feet south of Avenue T, Block 7315, Lot 65, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Harold Weinberg and Natalie Millman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative—Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision, hearing closed.

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909-79-BZ

APPLICANT—Lugwig P. Bono for John J. Cannon, owner.

SUBJECT—Application July 29, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-1 district, the maintenance of an enlargement to an existing two family dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and side yard encroachment.

PREMISES AFFECTED—307 West 259th Street, north side, 120 feet east of Fieldston Road, Block 5867 (3423) Lot 424 Borough of The Bronx. Community Board #8BX.

APPEARANCES—

For Applicant: Ludwig P. Bond and John J. Gannon.

For Opposition: Mary B. Whalen and Mary Jane Whalen.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision, hearing closed.

920-79-BZ

APPLICANT—McGee and Morsellino for Bann Housing Corporation, owner A. H. Villepigue, lessee.

SUBJECT—Application August 10, 1979—decision of the Borough Superintendent, under Section 72-01(b) of the Zoning Resolution to permit in an R4 district, the enlargement in area and reconstruction of an existing illuminated advertising sign.

PREMISES AFFECTED—47-10 Laurel Hill Boulevard, southeast corner of 47th Street, Block 2305, Lot 22, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: John M. Mullins, Martin Preston, Kathleen Kenny, Mary Keeshan, Kevin J. O'Keefe, Joseph Carlos, Anna Marie Ryan and many others.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision; hearing closed.

939-79-BZ

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story and basement enlargement, to a multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and rear yard encroachment.

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Opposition: Howard Zimmerman.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for hearing.

940-79-A

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—appeal from a decision of the Borough Superintendent, re- proposed enlargement exceeds the maximum permitted increases in area of 25% for each floor.

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn.

ACTION OF BOARD—Laid over to March 18, 1980, at 10 A.M., for hearing.

1047-79-BZ

APPLICANT—David Paul Helpen for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33rd Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: Elliott Meisel.

ACTION OF BOARD—Laid over to May 6, 1980, at 10 A.M., for continued hearing.

1051-79-BZ

APPLICANT—Saltini/Ferrara Associates for A. S. A. Associates, owner.

SUBJECT—Application September 14, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, the conversion of an existing nine story building from commercial and manufacturing occupancy into a multiple dwelling above the first floor.

PREMISES AFFECTED—28 East 22nd Street, south side, 336 feet west of Park Avenue South, Block 850, Lot 58, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Richard Ferrara and Luis Abella.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision; corrected drawings; hearing closed.

1059-79-BZ

APPLICANT—Louis Lieberman for Aron Kahan, owner.

SUBJECT—Application September 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-3 and R5 district the erection of a three story, three family dwelling that encroaches on the required front and side yards.

PREMISES AFFECTED—1619 48th Street, north side, 140 feet east of 16th Avenue, Block 5443, Lot 85, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug,

For Opposition: Gretta Kellnar.

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ACTION OF BOARD—Laid over to March 25, 1980, at A.M., for continued hearing.

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporation, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Doris Diether.
For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1980, at 10 A.M., for hearing.

1214-79-A

APPLICANT—Samuel H. Lindenbaum for George Klein, Contract Vendee and Long Term Lessee and Authorized Signatory.

SUBJECT—Application November 29, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, on a plot with existing structures, the erection of a thirty six story office building that encroaches on the minimum distance between building penetrates the sky exposure plane, without the required loading berth and exceeds the commercial lot area requirement.

PREMISES AFFECTED—533-543 Madison Avenue and 47-57 East 54th Street, northeast corner, Block 1290, Lots 21, 24, 26, 27, 50 and 127, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, George Klein, Jerald V. Nielstern, Percy Kick and Francis R. Angelino.

For Opposition: James G. Greilsheimer and Curtis C. Mechling.

THE VOTE—TO CLOSE HEARING.

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision, hearing closed.

736-78-BZ

APPLICANT—Dominick Salvati and Son for Louis Parmigiani, owner.

SUBJECT—Application September 12, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the construction and maintenance of a commercial vehicle storage lot.

PREMISES AFFECTED—710/716 Wortman Avenue, southeast corner of Pine Street, Block 4547, Lots 1 and 3, Borough of Brooklyn. Community Board #5BK.

APPEARANCES—

For Applicant: Harriet R. Jacobs.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 26, 1980, after due notice by publication in the Bulletin; laid over to March 11, 1980;

WHEREAS, the decision of the Borough Superintendent, dated August 14, 1978, acting on Alt. Applic. #803/1978, reads:

"1. Proposed commercial parking lot, Use Group 16, in an R-4 zone is contrary to Section 22-00 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the construction and maintenance of a commercial vehicle storage lot *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received September 12, 1978", 5 sheets; and *on further condition* that this variance shall be limited to a term of 5 years; that surrounding properties shall be retained and protected to the satisfaction of the Department of Buildings; that full sidewalks be installed to the satisfaction of the Department of Highways; that lighting be provided and directed away from adjoining parcels; that the gates to this parking facility shall be locked after business hours; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

946-79-BZ

APPLICANT—Andrew Di Camillo for William J. Foley, owner.

SUBJECT—Application August 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—583/93 6th Avenue, east side, 936 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14, 15 and 115, Borough of Brooklyn. Community Board #7BK.

APPEARANCES—

For Applicant: Frank Sellitta.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 26, 1980, after due notice by publication in the Bulletin; laid over to March 11, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1979, acting on Alt. Applic. #665/1979, reads:

"1. The proposed public parking on more than 5 motor vehicles and storage, located in a R-6 zone is contrary to Section 22-00 of the Zoning Resolution, refer to the Board of Standards and Appeals."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip Agusta, P.R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #7BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the construction and maintenance of a public parking lot *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 22, 1979" 1 sheet, and "March 5, 1980", 1 sheet; and *on further condition* that this variance shall be limited to a term of 5 years; that parking shall be restricted to non-transient weekly or monthly tenants for pleasure cars only; that gates to this parking facility shall be locked after business hours; that lighting be provided and directed away from adjoining parcels; that screening be provided on all interior lots in accordance with Section 25-66 of the Zoning Resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

APPEARANCES—

For Applicant: None.

For Opposition: Gerald V. Esposito and John Walter Jr.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Wolf, Commissioner Cincotta, 2

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; then to February 26, 1980; then to March 11, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 7, 1979, acting on Alt. Applic. #33/1979, reads:

"1. Proposed change in use from eating and drinking establishment U.G. 6 to eating and drinking establishment without restrictions U.G. 12, located in a C2-2 district is contrary to Section 32-10 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R. A. and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(s) a and b, under Section 73-241 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated September 7, 1979, acting on Alt. Applic. #33/1979, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1095-79-BZ

APPLICANT—Leonard F. Rothkdug for Central Queens YM and YWHA, owner.

SUBJECT—Application October 12, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R1-2 district, the erection of a four story community center, that exceeds the permitted floor area ratio and lot coverage, and encroaches on the required front and side yards penetrates the sky exposure plane and without the required excessory parking.

PREMISES AFFECTED—67-01/19 108th Street, northwest corner of 67th Road and southeast corner of 108th Street and 67th Avenue, Block 2176, Lot 1, Borough of Queens, Forest Hills. Community Board #6Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980; then to March 11, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1979, acting on N.B. Applic. #196/1979, reads:

"1. The proposed community center building, Use Group 4 located within an R1-2 zone, which exceeds both the F.A.R. of 1.00 and by coverage of 60 per cent, is contrary to Sec. 24-11 Z.R.

2. The proposed community center building with no front yard on the 108th Street frontage, and 5'-0 front yards on the 67th Avenue and 67th Road frontages, are contrary to Sec. 24-34 Z.R.

3. The proposed structure, with no sideyard, is contrary to Sec. 24-35 Z.R.

4. The proposed building walls, penetrating the sky exposure plane, are contrary to Sec. 24-521 Z.R.

5. The proposed community center building, with no accessory off-street parking spaces, is contrary to Sec. 25-31 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board

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consisting of Commissioner Philip P. Agusta, R.A. and Commissioner John J. Walsh, P. E.; and

WHEREAS, Community Board #6Q has recommended approval of this application; and

WHEREAS, the use herein is permitted as-of-right; and

WHEREAS, the site faces 108th Street which is a heavily trafficked thoroughfare and across the street from multiple dwellings; and

WHEREAS, the plot does not lend itself to complying development; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of a four-story community youth center that exceeds the permitted floor area ratio and lot coverage, encroaches on the required front and side yards, penetrates the sky exposure plane and without the required accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 12, 1979", 1 sheet, "February 1, 1980", 13 sheets, and "February 29, 1980", 1 sheet; and *on further condition* that off-site parking shall be provided for 40 to 50 cars on the 11,000 square foot lot on the southeast corner of 108th Street and 68th Avenue; that a declaration of restriction for the off-site parking shall be recorded in the Queens County Register's Office; that a copy of said declaration shall be filed with the Board indicating the date, date and page of recording of said covenant; that the building shall not be used or leased for adult catering, private socials, parties, weddings, bar mitzvahs or similar occasions; that the roof shall be fenced to enclose the rooftop recreational space; that a 6 foot high privet hedge be planted along the rear lot line and properly maintained; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1144-79-BZ

APPLICANT—Alfonso Duarte for Robert D. Steinberg, owner.

SUBJECT—Application October 31, 1979—decision of the Borough Superintendent, under Section 73-44 of the Zoning Resolution to permit in a C1-2 and M1-1 district, in conjunction with the erection of a two story and cellar office building, the reduction in the number of required accessory parking spaces.

PREMISES AFFECTED—55 Westchester Square, southeast corner of Ponton Avenue, Block 4072, Lots 5, 6, 9, Borough of The Bronx. Community Board #11BX and Community Board #9BX.

APPEARANCES—

For Applicant: Alfonso Duarte.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the public hearing was held on this application on February 26, 1980, after due notice by publication in the Bulletin; laid over to March 11, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated October 31, 1979, acting on N.B. Applic. #54/1977, reads:

"4. You may not use Section 73-44 Z.R. unless a special permit has been obtained."

and
WHEREAS, the premises had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-44 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-44 of the Zoning Resolution, to permit in a C1-2 district, in conjunction with the erection of a two-story and cellar office building, the reduction in the number of required accessory parking spaces *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received October 31, 1979", 6 sheets; and *on further condition* that this special permit shall lapse with any change in the parking requirement category; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

1211-79-BZ

APPLICANT—Willard Scolnik for H. Waxman, owner; Mr. G. Hahn, lessee.

SUBJECT—Application November 28, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the conversion of a two story public school into a roller skating rink with business offices on the second floor.

PREMISES AFFECTED—930 Soundview Avenue, south side, 100 feet east of Bruckner Boulevard, Block 3662, Lot 8, Borough of The Bronx. Community Board #9BX.

APPEARANCES—

For Applicant: Willard Scolnik.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 26, 1980, after due notice by publication in the Bulletin; laid over to March 11, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1979, acting on Alt. Applic. #318/1979, reads:

"1. Proposed use, roller skating rink, UG 12 in a C2-2 within a R6 Zoning District is contrary to Section 32-10 Zoning Resolution and is hereby denied."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #9BX has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

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Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the conversion of a two-story public school into a roller skating rink with business offices on the second floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 28, 1979", 9 sheets; and *on further condition* that this variance shall be limited to a term of 10 years; that there shall be no alcoholic beverages sold or served; that a minimum of two (2) uniformed guards experienced in crowd control shall be on duty during all skating sessions; that all children under the age of 15 years shall be accompanied by an adult after 11:00 P.M. on Friday, Saturday and Sunday; that the hours of operation shall be limited to from 10:00 A.M. to 11:00 P.M. Monday through Thursday and 10:00 A.M. to 1:00 A.M. on Friday, Saturday and Sunday; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 1:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 11, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

1104-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—188-35 69th Ave., Queens, Block 7117, Lot 3.

APPEARANCES—

For Applicant: Frank P. Farinella and Sheldon Lobel.
For Opposition: Joseph Berkeley.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Department of Housing Preservation and Development, dated November 14, 1978, reads:

"Please excuse the unavoidable delay in answering your letter of October 16 addressed to Commissioner Leventhal. The time was required to familiarize myself with the background of your request for cancellation of pending violations relating to exterior lighting at Fresh Meadows housing complex in Queens.

The report I received is that a similar request was made, on the basis of which inspections were conducted in May 1978 after dark to determine the degree of compliance with the Administrative Code. By letter dated May 16, 1978 the results of those inspections were communicated to Mr. Frank Farinella of your Organization (copy attached).

There is no factual basis set forth in your letter that permits my Office to grant your request to cancel

the results of the May 1978 inspections, since the uniqueness of the open-space design and layout of the complex simply is not a ground on which I am empowered to annul a finding that the required illumination near entrance ways of the residential buildings is not provided. I can only again suggest that any specific proposal for compliance with the law in the case of Fresh Meadows be discussed with the Borough Chief of the Queens Code Enforcement Office at 126-06 Queens Boulevard, Kew Gardens, N.Y. 11415."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Department of Housing Preservation and Development dated November 14, 1978 acting on lighting violations be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that lighting be provided and maintained in all parts of the multiple dwellings courts and yards, said lighting having a minimum illumination of 2 foot candles; that the lighting to be provided not be offensive to the residential units; and that all laws, rules and regulations shall be complied with.

1105-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—69-10 188th Street, Queens, Block 7115, Lot 2.

APPEARANCES—

For Applicant: Frank P. Farinella and Sheldon Lobel.
For Opposition: Joseph Berkeley.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Department of Housing Preservation and Development, dated November 14, 1978, reads:

"Please excuse the unavoidable delay in answering your letter of October 16 addressed to Commissioner Leventhal. The time was required to familiarize myself with the background of your request for cancellation of pending violations relating to exterior lighting at Fresh Meadows housing complex in Queens.

The report I received is that a similar request was made, on the basis of which inspections were conducted in May 1978 after dark to determine the degree of compliance with the Administrative Code. By letter dated May 16, 1978 the results of those inspections were communicated to Mr. Frank Farinella of your Organization (copy attached).

There is no factual basis set forth in your letter that permits my Office to grant your request to cancel the results of the May 1978 inspections, since the uniqueness of the open-space design and layout of the complex simply is not a ground on which I am empowered to annul a finding that the required illumination near entrance ways of the residential buildings is not provided. I can only again suggest that any specific proposal for compliance with the law in the case of Fresh Meadows be discussed with the Borough Chief of the Queens Code Enforcement Office at 126-06 Queens Boulevard, Kew Gardens, N.Y. 11415."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

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Resolved, that the letter of the Department of Housing Preservation and Development dated November 14, 1978 acting on lighting violations be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that lighting be provided and maintained in all parts of the multiple dwelling's courts and yards, said lighting having a minimum illumination of 2 foot candles; that the lighting to be provided not be offensive to the residential units; and that all laws, rules and regulations shall be complied with.

1106-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—194-25 64th Ave., Queens, Block 7117, Lot 4.

APPEARANCES—

For Applicant: Frank P. Farinella and Sheldon Lobel.
For Opposition: Joseph Berkeley.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Department of Housing Preservation and Development, dated November 14, 1978, reads:

"Please excuse the unavoidable delay in answering your letter of October 16 addressed to Commissioner Leventhal. The time was required to familiarize myself with the background of your request for cancellation of pending violations relating to exterior lighting at Fresh Meadows housing complex in Queens.

The report I received is that a similar request was made, on the basis of which inspections were conducted in May 1978 after dark to determine the degree of compliance with the Administrative Code. By letter dated May 16, 1978 the results of those inspections were communicated to Mr. Frank Farinella of your Organization (copy attached).

There is no factual basis set forth in your letter that permits my Office to grant your request to cancel the results of the May 1978 inspections, since the uniqueness of the open-space design and layout of the complex simply is not a ground on which I am empowered to annul a finding that the required illumination near entrance ways of the residential buildings is not provided. I can only again suggest that any specific proposal for compliance with the law in the case of Fresh Meadows be discussed with the Borough Chief of the Queens Code Enforcement Office at 126-06 Queens Boulevard, Kew Gardens, N.Y. 11415."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Department of Housing Preservation and Development dated November 14, 1978 acting on lighting violations be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that lighting be provided and maintained in all parts of the multiple dwellings courts and yards, said lighting having a minimum illumination of 2 foot candles; that the lighting to be provided not be offensive to the residential units; and that all laws, rules and regulations shall be complied with.

1107-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—192-15 69th Ave., Queens, Block 7117, Lot 8.

APPEARANCES—

For Applicant: Frank P. Farinella and Sheldon Lobel.
For Opposition: Joseph Berkeley.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Department of Housing Preservation and Development, dated November 14, 1978, reads:

"Please excuse the unavoidable delay in answering your letter of October 16 addressed to Commissioner Leventhal. The time was required to familiarize myself with the background of your request for cancellation of pending violations relating to exterior lighting at Fresh Meadows housing complex in Queens.

The report I received is that a similar request was made, on the basis of which inspections were conducted in May 1978 after dark to determine the degree of compliance with the Administrative Code. By letter dated May 16, 1978 the results of those inspections were communicated to Mr. Frank Farinella of your Organization (copy attached).

There is no factual basis set forth in your letter that permits my Office to grant your request to cancel the results of the May 1978 inspections, since the uniqueness of the open-space design and layout of the complex simply is not a ground on which I am empowered to annul a finding that the required illumination near entrance ways of the residential buildings is not provided. I can only again suggest that any specific proposal for compliance with the law in the case of Fresh Meadows be discussed with the Borough Chief of the Queens Code Enforcement Office at 126-06 Queens Boulevard, Kew Gardens, N.Y. 11415."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Department of Housing Preservation and Development dated November 14, 1978 acting on lighting violations be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that lighting be provided and maintained in all parts of the multiple dwellings courts and yards, said lighting having a minimum illumination of 2 foot candles; that the lighting to be provided not be offensive to the residential units; and that all laws, rules and regulations shall be complied with.

1108-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—196-05 67th Ave., Queens, Block 7117, Lot 6.

APPEARANCES—

For Applicant: Frank P. Farinella and Sheldon Lobel.
For Opposition: Joseph Berkeley.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Department of Housing Preservation and Development, dated November 14, 1978, reads:

"Please excuse the unavoidable delay in answering your letter of October 16 addressed to Commissioner Leventhal. The time was required to familiarize myself with the background of your request for cancellation of pending violations relating to exterior lighting at Fresh Meadows housing complex in Queens.

The report I received is that a similar request was made, on the basis of which inspections were conducted in May 1978 after dark to determine the degree of compliance with the Administrative Code. By letter dated May 16, 1978 the results of those inspections were communicated to Mr. Frank Farinella of your Organization (copy attached).

There is no factual basis set forth in your letter that permits my Office to grant your request to cancel the results of the May 1978 inspections, since the uniqueness of the open-space design and layout of the complex simply is not a ground on which I am empowered to annul a finding that the required illumination near entrance ways of the residential buildings is not provided. I can only again suggest that any specific proposal for compliance with the law in the case of Fresh Meadows be discussed with the Borough Chief of the Queens Code Enforcement Office at 126-06 Queens Boulevard, Kew Gardens, N.Y. 11415."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Department of Housing Preservation and Development dated November 14, 1978 acting on lighting violations be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that lighting be provided and maintained in all parts of the multiple dwelling's courts and yards, said lighting having a minimum illumination of 2 foot candles; that the lighting to be provided not be offensive to the residential units; and that all laws, rules and regulations shall be complied with.

1109-78-A

APPLICANT—Frank P. Farinella of Hurley and Farinella for Fresh Meadows Associates, owners.

SUBJECT—Application November 24, 1978—appeal from an Administrative Decision re- exterior lighting at Fresh Meadows Housing Complex.

PREMISES AFFECTED—88-01 188th Street, Queens, Block 7117, Lot 2.

APPEARANCES—

For Applicant: Frank Farinella and Sheldon Lobel.
For Opposition: Joseph Berkeley.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Department of Housing Preservation and Development, dated November 14, 1978, reads:

"Please excuse the unavoidable delay in answering your letter of October 16 addressed to Commissioner Leventhal. The time was required to familiarize myself with the background of your request for cancellation of

pending violations relating to exterior lighting at Fresh Meadows housing complex in Queens.

The report I received is that a similar request was made, on the basis of which inspections were conducted in May 1978 after dark to determine the degree of compliance with the Administrative Code. By letter dated May 16, 1978 the results of those inspections were communicated to Mr. Frank Farinella of your Organization (copy attached).

There is no factual basis set forth in your letter that permits my Office to grant your request to cancel the results of the May 1978 inspections, since the uniqueness of the open-space design and layout of the complex simply is not a ground on which I am empowered to annul a finding that the required illumination near entrance ways of the residential buildings is not provided. I can only again suggest that any specific proposal for compliance with the law in the case of Fresh Meadows be discussed with the Borough Chief of the Queens Code Enforcement Office at 126-06 Queens Boulevard, Kew Gardens, N.Y. 11415."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the letter of the Department of Housing Preservation and Development dated November 14, 1978 acting on lighting violations be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that lighting be provided and maintained in all parts of the multiple dwellings courts and yards, said lighting having a minimum illumination of 2 foot candles; that lighting to be provided not be offensive to the residential units; and that all laws, rules and regulations shall be complied with.

821-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for William J. Crocker, owner.

SUBJECT—Application July 23, 1979—for Modification of Certificate of Occupancy #2141 re- sprinkler system.

PREMISES AFFECTED—1636 Westchester Avenue, southwest corner of Harrod Place, Block 3745, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.
For Opposition: Sheldon Lobel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated July 19, 1979, to Modify C.O. #2141, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to modify a Certificate of Occupancy in relation to the following building:

Prospect Appliance & Furniture
1636 Westchester Avenue
Bronx, N. Y. 10472"

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and Executive Director Alan Gershuny which recommended that the application be granted under certain condition.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the sprinkler system be installed throughout the cellar; that smoke detectors or a rate of

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rise device with a central office connection be provided in the basement and 1st floor; that there be no retail sales or customers permitted in the basement; that the basement be used only for storage; that the stairs leading from the basement to the street be repaired and properly maintained; that the building substantially conform to drawings marked received "February 1, 1980", 4 sheets; and that all other laws, rules and regulations applicable shall be complied with and that substantial construction be completed within 6 months of the date of this resolution.

856-79-A

APPLICANT—Howard A. Marwin for Michael Levine, owner. Howard A. Marwin Company, lessee.

SUBJECT—Application July 26, 1979—Appeal from a decision of the Borough Superintendent, re- proposed use of Advertising Sign.

PREMISES AFFECTED—132-20 South Conduit Avenue, Block 11886, Lots 1 and 10, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

1100-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—Bo-Far Realty Corporation.

SUBJECT—Application October 15, 1979—for Modification of Certificate of Occupancy #3184093, re- sprinkler system.

PREMISES AFFECTED—9131 Bedell Lane, northeast corner of Remsen Avenue, Block 8141, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: None.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

18-80-A

APPLICANT—McGee and Morsellina for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1371 Boston Road, southwest corner of Jefferson Place, Block 2934, Lot 40, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

36-80-A

APPLICANT—Philip Teller for Izak Teller, owner.

SUBJECT—Application January 14, 1980—re-utilization of an Exterior Structural Steel fireproof stair as a primary means of Egress.

PREMISES AFFECTED—681 Greenwich Street, east side, 35 feet north of Christopher Street, Block 630, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 16, 1980, on Alt. Applic. #1157/79, reads:

"9. Arrangement and design of egress consisting of open exterior stair is contrary to Sec. 187 and 189 MDL."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated January 16, 1980 acting on Alt. Applic. #1157-79, Objection No. 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all apartments be equipped with smoke detectors and kitchen sprinklers; that the vestibules on each floor be sprinklered and provided with fire stations connected to an alarm that can be heard throughout the building; that all sprinklers be serviced off the domestic and be properly maintained; and *on further conditions* that the building shall substantially conform to drawings marked received "January 14, 1980", 6 sheets and "March 5, 1980", 3 sheets; and that all laws, rules and regulations shall be complied with and that substantial construction be completed within one year of the date of this resolution.

904-79-A

APPLICANT—The Brooklyn Union Gas Company.

SUBJECT—Application August 3, 1979—appeal from rules promulgated by the Commissioner of Buildings re- vent damper devices in existing boilers and furnaces.

APPEARANCES—

For Applicant: William R. Coleman.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

906-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of dryells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145 Connecticut Street, east side, 200 feet north of Hylan Boulevard, Block 7928, Lot 67, Tottenville, Borough of Staten Island.

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APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Decision deferred and laid over to March 18, 1980, at 2 P.M., hearing closed.

907-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Connecticut Street, east side, 260 feet north of Hylan Boulevard, Block 7928, Lot 70, Tottenville, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to March 18, 1980, at 2 P.M., hearing closed.

908-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Connecticut Street, east side, 320 feet north of Hylan Boulevard, Block 7928, Lot 73, Tottenville, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to March 18, 1980, at 2 P.M., hearing closed.

913-79-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci owner.

SUBJECT—Application August 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—521 Rathbun Avenue, north side, 100 feet east of Nippon Avenue, Block 6314, Lot 63, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

921-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF BUSINESS—Lincoln Square Senic Studios, Incorporated.

SUBJECT—Application August 10, 1979—for Modification of Certificate of Occupancy #24874, re- Sprinkler System.

PREMISES AFFECTED—558 West 34th Street, south side, 15 feet east of 11th Avenue, Block 705, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: None.

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for hearing.

929-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979 appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—1510 Arden Avenue, southwest corner of Koch Boulevard, Block 5400, Lot 15, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

930-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—1520 Arden Avenue, northwest corner of Jansen Street, Block 5400, Lot 20, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

931-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—236 Koch Boulevard, south side, 101.09 feet west of Arden Avenue, Block 5400, Lot 10, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

932-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

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PREMISES AFFECTED—246 Koch Boulevard, south side, 95.00 feet east Harold Avenue, Block 5400, Lot 6, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

933-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street, Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—256 Koch Boulevard, southeast corner of Harold Avenue, Block 5400, Lot 1, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

934-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street, Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—15 Jansen Street, north side, 100.00 feet west of Arden Avenue, Block 5400, Lot 25, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

935-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—27 Jansen Street, north side, 94.40 feet east of Harold Avenue, Block 5400, Lot 30, Annadale, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for decision; hearing closed.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Paul Mok.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 19, 1980, at 2 P.M., for decision, hearing closed.

1216-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—139 Western Avenue, southeast corner of Richmond Terrace, Block 1338, Lot 1, Mariners Harbor, Borough of Staten Island.

APPEARANCES—

For Applicant: Herman H. Krogman and John J. Gillen.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for continued hearing.

1217-79-A

APPLICANT—Herman H. Krogman for Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application November 29, 1979—an appeal from a decision of the Borough Superintendent re- proposed hydrogen trailer unloading station.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Staten Island.

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for continued hearing.

1258-79-A

APPLICANT—John Anastasi for Dr. Constantine Stefanides, owner.

SUBJECT—Application December 19, 1979—appeal from a decision of the Borough Superintendent re- proposed doctor's office in cellar is contrary to variance granted under Calendar #213-77-A.

PREMISES AFFECTED—1713/1715 East 17th Street, east side, 100 feet south of Quentin Road, Block 6800, Lot 86, Borough of Brooklyn.

APPEARANCES—

For Applicant: David Nicholson.

ACTION OF BOARD—Laid over to March 18, 1980, at 2 P.M., for continued hearing.

MINUTES

19-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1201 Webster Avenue, southwest corner of East 168th Street, Block 2426, Lot 64, Borough of Bronx.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. De Benedictis.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision, hearing closed.

Adjourned: 3:45 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted February 13, 1980 under Calendar Number 897-79-A and printed in Bulletin No. 8, Volume LXV is hereby corrected to read as follows:

897-79-A

APPLICANT—Leonard F. Rothkrug for J. A. Green Construction Corporation, owner, Seaboard World Airlines, Incorporated, lessee.

SUBJECT—Application July 31, 1979—filed pursuant to Section 35, Article 3 of the General City Law re- proposed enlargement of building in the bed of a mapped street.

PREMISES AFFECTED—145-15 to 145-69 156th Street, northeast corner of 146th Avenue and 145-30 157th Street, Block 15011, Lots 6, 40, 45, 50, 52, 53 and 54, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1979, on Alt. Applic. #1101-76, reads:

“1A—Proposed building lies in the bed of a mapped street. This is contrary to General City Law #35.”
and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1979, acting on Alt. Applic. #1101/76, Objection No. 1A, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the construction shall substantially conform to drawings marked received “July 31, 1979”, 2 sheets; and that all laws, rules and regulations shall be complied with.

* The resolution has been corrected to read, Block #15011, rather than Block #10511.

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BULLETIN

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OF THE CITY OF NEW YORK

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No. 13

DIRECTORY

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

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Cal. No. Dept. Premises Affected

341-80-BZ—B.M.—32-34 West 20th Street, south side, 350.2 feet east of 6th Avenue, Block 821, Lot 62, Borough of Manhattan. Community Board #5M. Alt. #1148-78 re- Proposed residence building (U.G. 2) located in an M1-6 zone is contrary to Sec. 42-00 Z.R.

342-80-A—B.M.—9 Jones Street, west side, 94.1 feet south of West 4th Street, Block 590, Lot 77, Borough of Manhattan. Alt. #679-78 re- Proposed enlargement of non-fireproof building, 7 stories in height is contrary to Sec. 277 of the Multiple Dwelling Law.

343-80-BZ—B.S.I.—500 Victory Boulevard, south side, 223.9 feet south of Louis Street, Block 588, Lot 22, West Brighton, Borough of Staten Island. Community Board #1S.I. N.B. #260-80 re- Proposed construction of a 24 story Class "A" multiple dwelling (U.G. 2) within an R1-2 zone does not comply with the bulk requirement and is contrary to Sects. 11-111, 22-00 and 23-02 Z.R.

344-80-BZ—B.B.—256 Hewes Street, south side, 236.10 feet east of Marcy Avenue, Block 2213, Lot 13, Borough of Brooklyn. Community Board #1BK. Alt. #1168-79 re- Proposed enlargement of 1st floor and basement at rear of subject building located in an R-6 zone is non-complying in floor area ratio, open space ratio and side yard requirement and is contrary to Sects. 23-142 and 23-49 Z.R.

345-80-BZ—B.M.—39 Whitehall Street, southeast corner of Pearl Street, Block 8, Lot 32, Borough of Manhattan. Community Board #7M. Alt. #443-78 re- Proposed enlargement and conversion of building to hotel and health club is contrary to Sects. 33-45, 33-451, 54-31 and 32-31 Z.R.

346-80-BZ—B.B.—626-638 Flatbush Avenue, west side, 139 feet south of Chester Court, Block 5026, Lots 187, 188, 189, 185, 195, 215, 191, Borough of Brooklyn. Community Board #9BK. Alt. #986-79, 987-79, 988-79, and N.B. #188-79 re- Proposed enlargement of meat processing establishment is contrary to Sects. 22-10, 32-10 and 52-35 Z.R.

347-80-BZ—B.B.—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. Community Board #18BK. N.B. #167-77 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

348-80-BZ—B.B.—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn. Community Board #18BK. N.B. #170-77 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

349-80-BZ—B.B.—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn. Community Board #18BK. N.B. #60-78 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

350-80-BZ—B.B.—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn. Community Board #18BK. N.B. #59-78 re- change of cellar to a basement creates non-compliance

in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

351-80-BZ—B.B.—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn. Community Board #18BK. N.B. #58-78 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

352-80-BZ—B.B.—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn. Community Board #18BK. N.B. #57-78 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

353-80-BZ—B.B.—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn. Community Board #18BK. N.B. #56-78 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

354-80-BZ—B.B.—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn. Community Board #18BK. N.B. #55-78 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

355-80-BZ—B.B.—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn. Community Board #18BK. N.B. #54-78 re- change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

356-80-BZ—B.B.—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn. Community Board #18BK. N.B. #132-78 re- change of cellar to a basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

357-80-BZ—B.B.—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn. Community Board #18BK. N.B. #131-78 re- change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

358-80-BZ—B.B.—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn. Community Board #18BK. N.B. #130-78 re- change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

359-80-BZ—B.B.—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn. Community Board #18BK. N.B. #129-80 re- change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

360-80-BZ—B.B.—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn. Community Board #18BK. N.B. #128-78 re- change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

CALENDAR

361-80-BZ—B.B.—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn. Community Board #18BK. N.B. 127-80 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

362-80-BZ—B.B.—2237 Ryder Street, east side, 300.0 feet north of Avenue U, Block 8556, Lot 23, Borough of Brooklyn. Community Board #18BK. N.B. #126-80 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

363-80-BZ—B.B.—2280 Ryder Street, northwest corner of Avenue U, Block 8555, Lot 1, Borough of Brooklyn. Community Board #18BK. N.B. #169-80 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

364-80-BZ—B.B.—2276 Ryder Street, west side, 51.9 feet north of Avenue U, Block 8555, Lot 76, Borough of Brooklyn. Community Board #18BK. N.B. #16-78. re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

365-80-BZ—B.B.—2274 Ryder Street, west side, 76.7½ feet north of Avenue U, Block 8555, Lot 74, Borough of Brooklyn. Community Board #18BK. N.B. 15-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

366-80-BZ—B.B.—2270 Ryder Street, west side, 101.6 feet north of Avenue U, Block 8555, Lot 72, Borough of Brooklyn. Community Board #18BK. N.B. #14-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

367-80-BZ—B.B.—2268 Ryder Street, west side, 126.4½ feet north of Avenue U, Block 8555, Lot 70, Borough of Brooklyn. Community Board #18BK. N.B. #13-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

368-80-BZ—B.B.—2264 Ryder Street, west side, 151.3 feet north of Avenue U, Block 8555, Lot 68, Borough of Brooklyn. Community Board #18BK. N.B. #12-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

369-80-BZ—B.B.—2262 Ryder Street, west side, 175.1½ feet north of Avenue U, Block 8555, Lot 67, Borough of Brooklyn. Community Board #18BK. N.B. 11-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-41 Z.R.

370-80-BZ—B.B.—2258 Ryder Street, west side, 201.0 feet north of Avenue U, Block 8555, Lot 65, Borough of Brooklyn. Community Board #18BK. N.B. #10-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

371-80-BZ—B.B.—2256 Ryder Street, west side, 225.10½ feet north of Avenue U, Block 8555, Lot 64, Borough of Brooklyn. Community Board #18BK. N.B. #9-78 re-change of cellar to basement creates non-compliance in

floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

372-80-BZ—B.B.—2254 Ryder Street, west side, 250.9 feet north of Avenue H, Block 8555, Lot 62, Borough of Brooklyn. Community Board #18BK. N.B. #191-77 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

373-80-BZ—B.B.—2252 Ryder Street, west side, 275.7½ feet north of Avenue U, Block 8555, Lot 61, Borough of Brooklyn. Community Board #18BK. N.B. #190-78 re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

374-80-BZ—B.B.—2248 Ryder Street, west side, 300.6 feet north of Avenue U, Block 8555, Lot 60, Borough of Brooklyn. Community Board #18BK. N.B. #189-77. re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

375-80-BZ—B.B.—2246 Ryder Street, west side, 325.4½ feet north of Avenue U, Block 8555, Lot 59, Borough of Brooklyn. Community Board #18BK. N.B. #188-77. re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

376-80-BZ—B.B.—2242 Ryder Street, west side, 350.3 feet north of Avenue U, Block 8555, Lot 58, Borough of Brooklyn. Community Board #18BK. N.B. #187-77. re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

377-80-BZ—B.B.—2240 Ryder Street, west side, 375.0½ feet north of Avenue U, Block 8555, Lot 57, Borough of Brooklyn. Community Board #18BK. N.B. #186-77. re-change of cellar to basement creates non-compliance in floor area and open space requirement and is contrary to Sec. 23-141 Z.R.

378-80-BZ—F.D.—251-255 West 30th Street, north side, 200 feet east of Eighth Avenue, Block 780, Lot 10, Borough of Manhattan. re-proposed letter dated March 6, 1980 request to provide Quick Response Elevator Service at-the subject premises is hereby denied.

379-80-BZ—B.B.—390 Nostrand Avenue, southwest corner of Gates Avenue, Block 1812, Lot 42, Borough of Brooklyn. Community Board #3BK. Alt. #1325-79. re-proposed conversion of a factory building in an M1-1 dist. is contrary to Sec. 42-00 Z.R.

380-80-BZ—B.B.—391 and 395 Gates Avenue, north side, 99.10 feet west of Nostrand Avenue, Block 1807, Lots 61, 62, 63 and 65, Borough of Brooklyn. Community Board #3BK. Alt. #67-80. re-proposed off-site accessory parking space located in an R6 zone accessory to non-conforming use, is contrary to Sec. 25-10 Z.R.

381-80-A—B.M.—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan. N.B. #18-79. re-proposed at least one primary entrance accessible to and usable by individuals in wheel chairs is Contrary to Sec. C26-601.1(d) of the Building Code.

382-80-BZ—B.M.—316 East 91st Street, south side, 250 feet east of Second Avenue, Block 1553, Lot 41, Borough of Manhattan. Community Board # . Alt. #1474-79.

CALENDAR

re- proposed change of use from office for electrical contract U.G. 6 to theatre, second story in an R8 dist. contrary to Sec. 52-332 Z.R., 52-41 Z.R.

383-80-SM—Fire Retardent Model Pyrosan LPN manufacturer by Laurel Products Corporation.

384-80-A—B.Q.—107 Beach 214th Street, east side, 117.88 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #173-78. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

385-80-A—B.S.I.—1351 Forest Avenue. north side, 60.23 feet east of Barrett Avenue, Block 1052, Lot 1, Westerleigh, Borough of Staten Island. N.B. #1973-79. re- proposed portion of accessory parking area located in the bed of a mapped street is contrary to Sec. 35 of the General City Law, and passageway is cont. to C26-604.3(E) & (F) and table 3-4 of the Administrative Code and openings in wall adjoining the stores with the fire separation between tenancies is Cont. to Sec. C26-504.3(A) of the Administrative Code.

386-80-A—B.S.I.—Ramona Avenue, north side, 226.25 feet west of Helene Court, Block 7011, Lot 83, Rossville, Borough of Staten Island. N.B. #91-80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

387-80-A—B.S.I.—Ramona Avenue, north side, 266.75 feet west of Helene Court, Block 7011, Lot 85, Rossville, Borough of Staten Island. N.B. #92-80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

388-80-A—B.S.I.—Ramona Avenue, north side, 306.27 feet west of Helene Court, Block 7011, Lot 87, Rossville, Borough of Staten Island. N.B. #93-80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

389-80-A—B.S.I.—Ramona Avenue, north side, 345.30 feet west of Helene Court, Block 7011, Lot 89, Rossville, Borough of Staten Island. N.B. #94-80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law.

390-80-BCR—Modification of Reference Standard RS 10 of the Building Code of the City of New York.

DESIGNATIONS: D.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

MAY 6, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, May 6, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

70-80-A

APPLICANT—Peter F. Oddo, Jr. for Honeybee Homes, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—411 Klondike Avenue, north side, 107.90 feet west of Lewiston Street, Block 2389, Lot 6, New Springville, Borough of Staten Island.

71-80-A

APPLICANT—Peter F. Oddo, Jr. for Honeybee Homes, Incorporated, owner.

SUBJECT—Application for consideration—to withdraw the application of January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—405 Klondike Avenue, north side, 83.90 feet west of Lewiston Street, Block 2389, Lot 5, New Springville, Borough of Staten Island.

821-50-BZ

APPLICANT—Dechter and Kornbluth for Edgehill Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 21, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district portion of lot, located in a residence and retail use district the parking of motor vehicles for use of patrons.

PREMISES AFFECTED—178-21 to 179-19 Hillside Avenue, north side, 193 feet 6 inches east of Edgeton Boulevard, Block 9937, Lot 60, Jamaica, Borough of Queens. Community Board #8BK.

129-58-BZ

APPLICANT—Thomas Gibson for ZWXA Operating Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired December 17, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx. Community Board #7BX.

641-59-BZ

APPLICANT—Walter T. Gorman for Texaco, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 19, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx. Community Board #9BX.

337-75-A

APPLICANT—General Motors Corporation for Jefferson Chemical Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- packaging of mixture known as "Permanent Type Antifreeze Coolant" in one (1) U.S. Gallon, rectangular high density polyethylene bottle, not in compliance with the regulations of the Administrative Code of New York City; previously granted on condition.

CALENDAR

246-35-BZ

APPLICANT—Ronald Ogur for Rod-Seven Service Stations, Incorporated, owner.

SUBJECT—Application for consideration—waive the rules of procedure and extension of term of variance which expired October 4, 1976—decision of the Borough Superintendent; previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—62-01 to 62-05 Broadway, northeast corner of 62nd Street, Block 1189, Lot 93, Woodside, Borough of Queens. Community Board #2Q.

849-66-BZ

APPLICANT—Charles M. Spindler Associates for Shell Oil Company, long term lessee; Ben-Dor and Rofar Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 27, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 72-211 and 73-212 of the Zoning Resolution, permitting in a C4-1 district, the erection of an automotive service station with accessory uses and accessory signs that encroaches on the required side yard.

PREMISES AFFECTED—2820 Hylan Boulevard, northeast corner of Tysens Lane, Block 3980, Lot 1, New Dorp, Borough of Staten Island.

384-74-BZ

APPLICANT—Kenneth H. Koons for Zumpano Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 4, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of a public parking lot.

PREMISES AFFECTED—3120 Heath Avenue, southwest corner of Shradly Place, Block 3557, Lot 39, Borough of The Bronx. Community Board #7BX.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

ZONING CASES

131-79-BZ—Vol. II

APPLICANT—Tucciarone and Di Milia for Rego Crescent Corporation, owner, 86-43 105th Street Realty Corporation, Contract Vendee.

SUBJECT—Application reopened February 19, 1980 as

Volume II re- Application decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, the erection of a two story medical office building that exceeds the permitted area and encroaches on the required side and rear yards.

PREMISES AFFECTED—162-01 92nd Street, southeast corner of 162nd Avenue, Block 10466, Lot 1, Howard Beach, Borough of Queens. Community Board #10Q.

1234-79-BZ

APPLICANT—Leonard F. Rothkrug for Laura Development Company, owner, L.B. Russell Chemical Corporation, Lessee.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a two story enlargement to an existing photo products factory and warehouse that increases the degree of non-conformity.

PREMISES AFFECTED—14-33 to 39 31st Avenue, north side, 200.42 feet west of 21st Street, Block 534, Lots 9, 10 and 11, Astoria, Borough of Queens. Community Board #1Q.

42-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1559 48th Street, north side, 210 feet west of 16th Avenue, Block 5442, Lot 55, Borough of Brooklyn. Community Board #12BK.

43-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1563 48th Street, north side, 185 feet west of 16th Avenue, Block 5442, Lot 54, Borough of Brooklyn. Community Board #12BK.

44-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1415 53rd Street, north side, 120 feet east of 14th Avenue, Block 5664, Lot 70, Borough of Brooklyn. Community Board #12BK.

CALENDAR

45-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21, of the Zoning Resolution, to permit in an R6 district, the completion and conversion of an existing three story, two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1417 53rd Street, north side, 140 feet east of 14th Avenue, Block 5664, Lot 68, Borough of Brooklyn. Community Board #12BK.

46-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21, of the Zoning Resolution, to permit in an R6 district, the completion and conversion of an existing three story, two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1217 48th Street, north side, 137.5 feet east of 12th Avenue, Block 5628, Lot 2, Borough of Brooklyn. Community Board #12BK.

47-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21, of the Zoning Resolution, to permit in an R6 district, the completion and conversion of an existing three story, two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1215 48th Street, north side, 115 feet east of 12th Avenue, Block 5628, Lot 68, Borough of Brooklyn. Community Board #12BK.

57-80-BZ

APPLICANT—Harry Soled for 13th and 53rd Street, Realty, owner.

SUBJECT—Application January 23, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-3 and C2-3 district, in an existing four story building, the conversion of the fourth floor from a banquet hall into a physical culture establishment.

PREMISES AFFECTED—5224—13th Avenue, northwest corner of 53rd Street, Block 5662, Lot 66, Borough of Brooklyn. Community Board #12BK.

136-80-BZ

APPLICANT—Sheldon Lobel for Holiday Inn and Flight Hotel, Incorporated, owner.

SUBJECT—Application February 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of a three story enlargement to an existing hotel that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—99-11 Ditmars Boulevard, 100-15 Boulevard, northeast corner of 22nd Avenue, Block 1634,

Lots 1, 99 and 101, East Elmhurst, Borough of Queens. Community Board #3Q.

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.

Laid over from March 11, 1980 for hearing.

1176-79-A

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1/5 Bond Street, south side, 75 feet west of Lafayette Street, Block 629, Lot 10, Borough of Manhattan.

1047-79-BZ

APPLICANT—David Paul Helpen for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M-1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33rd Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan. Community Board #4M.

Laid over from March 11, 1980 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

MAY 6, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, May 6, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1115-79-A

APPLICANT—E.T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "3M Brand Fill N Glaze" (32) thirty-two ounce oval molded poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1116-79-A

APPLICANT—E.T. Griffin for Minnesota Mining and Manufacturer, owner.

CALENDAR

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Auto-Pak Brand Polish N Glaze" (16) sixteen ounce oval molded poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1117-79-A

APPLICANT—E.T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "3M Brand Final Glaze" (32) thirty-two ounce oval molded poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1118-79-A

APPLICANT—E. T. Griffin for Minnesota Mining and Manufacturer, owner.

SUBJECT—Application September 24, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Auto-Pak Brand Clean N Glaze" (16) sixteen ounce oval, molded, poly vinyl chloride with screw cap w/flip top nozzle container not in compliance with regulations of the Administrative Code of New York City.

1139-79-A

APPLICANT—Peter F. Oddo, Jr. for Dazzo Construction Corporation, owner.

SUBJECT—Application October 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—957 Ionia Avenue, north side, 100 feet west of Foster Road, Block 6919, Lot 60, Woodrow, Borough of Staten Island.

1140-79-A

APPLICANT—Peter F. Oddo, Jr. for Dazzo Construction Corporation, owner.

SUBJECT—Application October 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—967 Ionia Avenue, north side, 210 feet west of Foster Road, Block 6919, Lot 65, Woodrow, Borough of Staten Island.

1146-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Propose use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—310 Malvine Avenue, southwest corner of Bloomingdale Road, Block 7098, Lot 14, Rossville, Borough of Staten Island.

1147-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—320 Malvine Avenue, south side, 126 feet west of Bloomingdale Road, Block 7098, Lot 6, Rossville, Borough of Staten Island.

1148-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—330 Malvine Avenue, south side, 226 feet west of Bloomingdale Road, Block 7098, Lot 1, Rossville, Borough of Staten Island.

1149-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—779 Jane Avenue, northwest corner of Bloomingdale Road, Block 7098, Lot 25, Rossville, Borough of Staten Island.

1150-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—789 Jane Avenue, north side, 126 feet west of Bloomingdale Road, Block 7098, Lot 30, Rossville, Borough of Staten Island.

1151-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—799 Jane Avenue, north side, 226 feet west of Bloomingdale Road, Block 7098, Lot 35, Rossville, Borough of Staten Island.

1152-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

CALENDAR

PREMISES AFFECTED—800 Bloomingdale Road, west side, 65 feet west of Jane Avenue, Block 7098, Lot 20, Rossville, Borough of Staten Island.

1177-79-A

APPLICANT—Dominick Salvatti and Son for Joseph Romano d/b/a, owner, Jo and J. Fuel Oil Company, lessee.

SUBJECT—Application November 3, 1979—appeal from Administrative decision re- Sprinkler System.

PREMISES AFFECTED—237/39 Smith Street, east side, 20 feet north of Douglass Street, Block 409, Lot 2, 3, Borough of Brooklyn.

1178-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979, appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—778 Jane Avenue, southwest corner of Bloomingdale Road, Block 7097, Lot 15, Rossville, Borough of Staten Island.

1179-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—784 Jane Avenue, south side, 82.04 feet west of Bloomingdale Road, Block 7097, Lot 12, Rossville, Borough of Staten Island.

1180-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—792 Jane Avenue, south side, 163.54 feet west of Bloomingdale Road, Block 7097, Lot 10, Rossville, Borough of Staten Island.

1181-79-A

APPLICANT—Alphonse J. Calvanico for Steve Gersten, owner.

SUBJECT—Application November 14, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—800 Jane Avenue, south side, 245 feet west of Bloomingdale Road, Block 7097, Lot 8, Rossville, Borough of Staten Island.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re- Installation of *Oversize* gasoline storage tanks.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MAY 13, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, May 13, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

343-69-BZ

APPLICANT—McGee and Morsellino for Etta L. Fiore, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired November 12, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R4 district, the erection of a one story building for use as a non-transient garage.

PREMISES AFFECTED—32 Russell Street, southeast corner of Engert Avenue, Block 2728, Lot 16, Borough of Brooklyn. Community Board #1BK.

531-78-BZ

APPLICANT—Nicholas J. Salvadeo for Henry and Debbie Ballschneider, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning

CALENDAR

Resolution, permitting in an R3-2 district, the enlargement in floor area of an existing commercial structure and the change in occupancy into a sign painting establishment that increases the degree of non-conformity.

PREMISES AFFECTED—2408 Richmond Road, northeast corner of Cloister Place, Block 3626, Lot 1, New Dorp, Borough of Staten Island.

1095-64-BZ

APPLICANT—Leonard Boxer for 607 Park Avenue Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a R7-2 and R10 district, in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—605 Park Avenue southeast corner of East 65th Street, Block 1399, Lot 74, Borough of Manhattan. Community Board #8M.

64-59-BZ

APPLICANT—McGee and Morsellino for Beacon Properties Corporation owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 20, 1979—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection of a two-story office building and accessory parking lot for four (4) cars.

PREMISES AFFECTED—108-15 Cross Bay Boulevard and 94-11 109th Avenue, northeast corner, Block 9165, Lot 291 Ozone Park, Borough of Queens. Community Board #10Q.

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application for consideration—re-opening for extension of term of variance which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

699-69-BZ

APPLICANT—Emanuel Weiner for Jacob Loeffler and Sons, Incorporated, owner.

SUBJECT—Application for consideration—re-opening for extension of term of variance which expired March 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-413 of the Zoning Resolution, permitting in an R6 district, the change in occupancy of an existing three story building previously before the Board from a factory to a furniture showroom.

PREMISES AFFECTED—166 Clymer Street, south side, 200 feet east of Bedford Avenue, Block 2173, Lot 17, Borough of Brooklyn. Community Board #1BK.

563-59-BZ

APPLICANT—Kenneth H. Koons for J. J. A. Holding Corporation, owner.

SUBJECT—Application for consideration—re-opening for extension of term of variance which expired February 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a business sign above the roof of the hotel presently under construction.

PREMISES AFFECTED—71-79 Macombs Place and 248-260 West 153rd Street, southwest corner, Block 2038, Lot 12, Borough of Manhattan. Community Board #10M.

247-35-BZ—Vol. II

APPLICANT—Kenneth H. Koons for Barbara and Kenneth Koons, owner.

SUBJECT—Application for consideration—re-opening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a lunch wagon (restaurant) nearer to the street line than is permitted.

PREMISES AFFECTED—3007 East Tremont Avenue, northeast corner of Ericson Place, Block 5381, Lot 38, Borough of the Bronx.

ZONING CASES

824-79-BZ

APPLICANT—Louis Lieberman for Abraham Zimmerman, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in R6 district, the erection of a three story family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required rear yard outer court and distance between windows and lot lines.

PREMISES AFFECTED—1448-56th Street, south side, 300 feet west of 15th Avenue, Block 5692, Lot 22, Borough of Brooklyn. Community Board #12BK.

825-79-A

APPLICANT—Louis Lieberman for Abraham Zimmerman, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1448 56th Street, south side, 300 feet west of 15th Avenue, Block 5692, Lot 22, Borough of Brooklyn.

988-79-BZ

APPLICANT—Jacques H. Gerstendeld for Edward J. Robeson, Incorporated, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing four story mixed building the enlargement in lot area and floor area of an existing funeral establishment.

CALENDAR

PREMISES AFFECTED—394-6 Gates Avenue, south side, 25 feet east of Nostrand Avenue, Block 1813, Lots 8, 9 and 10, Borough of Brooklyn. Community Board #3BK.

1068-79-BZ

APPLICANT—Steven Winter Associates, for S. H., 11 West 30th Street, Company owner, Empire State Lofts Ltd., Contract Vendee.

SUBJECT—Application September 21, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing fifteen story building the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—11-13 West 30th Street, north side, 225 feet west of 5th Avenue, Block 832, Lots 32 and 33, Borough of Manhattan. Community Board #5M.

1069-79-A

APPLICANT—Steven Winter Associates, for S. H., 11 West 30th Street, Company, Empire State Lofts Ltd., Contract Vendee.

SUBJECT—Application September 21, 1979—appeal from a Decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—11, 13 West 30th Street, north side, 225 feet west of 5th Avenue, Block 832, Lots 32 and 33, Borough of Manhattan.

1092-79-BZ

APPLICANT—Charlton Cooperative Corporation for Charlton Cooperative Corporation, owner.

SUBJECT—Application October 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing six story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—112 Charlton Street, 547-49 Greenwich Street, southeast corner, Block 597, Lot 45, Borough of Manhattan. Community Board #2M.

1126-79-BZ

APPLICANT—Harry Soled for Rose Rosenberg, contract vendee.

SUBJECT—Application October 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front, side and rear yards and with accessory parking within the front yard.

PREMISES AFFECTED—1681 57th Street, north side, 100 feet west of 17th Avenue, Block 5492, Lot 53, Borough of Brooklyn.

1267-79-BZ

APPLICANT—Sheldon Lobel for Sanzaninfa Realty Corporation, owner.

SUBJECT—Application December 28, 1979—decision of the Borough Superintendent, under Sections 72-21 and 11-41 Zoning Resolution to permit in an R6 district, at a one story garage building previously before the Board, the change in occupancy from warehouse and office use with accessory parking into a food products manufacturing establishment with accessory parking.

PREMISES AFFECTED—21-01 Menahan Street, northwest corner of Grandview Avenue, Block 3372, Lots 1,

68, 71 and 80, Ridgewood, Borough of Queens. Community Board #5Q.

125-80-BZ

APPLICANT—Joseph C. Schmitt for Board of Education, owner.

SUBJECT—Application February 8, 1980—decision of the Borough Superintendent, under Sections 72-21, and 73-63 of the Zoning Resolution, to permit in a M2-1 district the enlargement in area of an existing non-conforming school by the installation of a portable classroom structure.

PREMISES AFFECTED—4210 Arthur Kill Road, east side, 120 feet north of Storer Avenue, Block 7315, Lot 7, Charleston, Kreischerville, Borough of Staten Island. Community Board #2S.I.

126-80-BZ

APPLICANT—Joseph C. Schmitt, for Board of Education, owner.

SUBJECT—Application February 8, 1980—Decision of the Borough Superintendent, under Section 72-21, and 73-63 of the Zoning Resolution, to permit in a M2-1 district the enlargement in area of an existing non-conforming school by the installation of a portable classroom structure.

PREMISES AFFECTED—4210 Arthur Kill Road, east side, 120 feet north of Storer Avenue, Block 7315, Lot 7, Charleston, Kreischerville, Borough of Staten Island. Community Board #2S.I.

694-79-BZ

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—decision of the Borough Superintendent, under Section 72-21 666 of the New York City Charter, of the Zoning Resolution to permit in a C8-4 district, the maintenance of an existing four story manufacturing building as a multiple dwelling.

PREMISES AFFECTED—695-7 Washington Street, southeast corner of Perry Street, Block 632, Lot 6, Borough of Manhattan. Community Board #2M.

Laid over from March 11, 1980 for continued hearing.

695-79-A

APPLICANT—Samuel J. Kisseloff for Perry-Washington Tenants Corporation, owner.

SUBJECT—Application June 14, 1979—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment without light and air, Contrary to D26-3403(b) to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—695-7 Washington Street, east side, 46.4 feet south of Perry Street, Block 632, Lot 6, Borough of Manhattan.

Laid over from March 11, 1980 for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

MAY 13, 1980

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, May 13, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

602-79-A

APPLICANT—Alphonse J. Calvanico for Jack Erlichman, owner.

CALENDAR

SUBJECT—Application May 18, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—96 Elmbank Street, south side, 100.00 feet west of Arden Avenue, Block 5407, Lot 15, Annadale, Borough of Staten Island.

605-79-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction, owner.

SUBJECT—Application May 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—115 Foster Road, northeast corner of Albourne Avenue, Block 6864, Lot 1, Huguenot, Borough of Staten Island.

606-79-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction, owner.

SUBJECT—Application May 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—123 Foster Road, east side, 71.87 feet north of Albourne Avenue, Block 6864, Lot 5, Huguenot, Borough of Staten Island.

607-79-A

APPLICANT—Alphonse J. Calvanico for Dabe Construction, owner.

SUBJECT—Application May 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—127 Foster Road, southeast corner of Ashland Avenue, Block 6864, Lot 9, Huguenot, Borough of Staten Island.

1153-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—330 Candon Avenue, south side, 260 feet west of Bloomingdale Road, Block 7099, Lot 1, Rossville, Borough of Staten Island.

1154-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—318 Candon Avenue, south side, 133.33 feet west of Bloomingdale Road. Block 7099, Lot 10, Rossville, Borough of Staten Island.

1155-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—310 Candon Avenue, south side, 66.67 feet west of Bloomingdale Road, Block 7099, Lot 14, Rossville, Borough of Staten Island.

1156-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—304 Candon Avenue, southwest corner of Bloomingdale Road, Block 7099, Lot 17, Rossville, Borough of Staten Island.

1157-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—329 Malvine Avenue, northside, 225 feet west of Bloomingdale Road, Block 7099, Lot 35, Rossville, Borough of Staten Island.

1158-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—321 Malvine Avenue, northside, 140 feet west of Bloomingdale Road, Block 7099, Lot 8, Rossville, Borough of Staten Island.

1159-79-A

APPLICANT—Alphonse J. Calvanico for Leo Zygleman, owner.

SUBJECT—Application November 2, 1979—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street, proposed use of drywells for the disposal of storm water, (Local Law #7).

PREMISES AFFECTED—307 Malvine Avenue, northwest corner of Bloomingdale Road, Block 7099, Lot 20, Rossville, Staten Island.

115-80-A

APPLICANT—George D. Kelly of Kelro Consultants, Incorporated, for Fred M. Schildwachter and Sons, Incorporated, owner.

CALENDAR

SUBJECT—Application February 1, 1980—appeal from a decision of the Fire Commissioner re- Therminol Heat Transfer System used for heating #2 oil.

PREMISES AFFECTED—1400 Ferris Place, northeast corner of Butler Place, Block 3838, Lot 260, Borough of Bronx.

69-80-A

APPLICANT—Alphonse J. Calvanico for John Anzalone, owner.

SUBJECT—Application January 29, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—346 Holdridge Avenue, northwest corner of Ravenna Street, Block 6364, Lot 101, Annadale, Borough of Staten Island.

150-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner; Rector Church Wardens and Vestrymen, owner.

SUBJECT—Application February 14, 1980—for modification of Certificate of Occupancy #1188, re- sprinkler system.

PREMISES AFFECTED—321-335 Park Avenue, northeast corner of East 50 Street, Block 1305, Lot 1, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 18, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 4, 1980, were approved as printed in the Bulletin of March 13, 1980, Volume 65, Number 11.

522-54-BZ

APPLICANT—Allen B. Terjesen for Jowin, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from one family dwelling to funeral home and to permit the parking of twenty motor vehicles and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan Boulevard, northeast corner of Great Kills Road, Block 5131, Lot 1, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Allen B. Terjesen.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3SI was notified by the applicant on December 14, 1979, and no response has been received, and

WHEREAS, this application was granted by the Board on February 15, 1955, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 18, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 15, 1955, as amended through June 2, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 136-54)

773-58-BZ

APPLICANT—Abraham M. Lindenbaum for Nellie Blye Amusement Park, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 10, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use, D area district, the erection and maintenance of a retail store and a restaurant occupying more than the permitted area and the relocating of a two family dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Abraham M. Lindenbaum.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #13BK recommended approval received on December 21, 1979; and

WHEREAS, this application was granted by the Board on May 19, 1959, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 18, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on May 19, 1959, as amended through September 10, 1974, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the retail use shall only be for the sale of appliances for carpeting and other cleaning, in the form of cleaning fluids, vacuum cleaners, shampoo cleaners and other similarly related products. No carpets are to be cleaned on the premises, nor is there any receiving as a "drop station" for cleaning of carpets; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 2681-58)

739-76-BZ

APPLICANT—McGee and Morsellino for Cord-Meyer Development Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-35 of the Zoning Resolution, permitting in a C4-1 district, within an existing shopping center, the conversion of a retail store into an amusement arcade.

PREMISES AFFECTED—212-65 26th Street, northwest corner of Bell Boulevard, Block 5900, Lot 2, Bayside, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7Q recommended approval received on February 25, 1980; and

WHEREAS, this application was granted by the Board on February 8, 1977, on certain conditions; and

WHEREAS, a public hearing was held on this application on March 18, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 8, 1977, as amended through April 10, 1979, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of one year from April 10, 1980,

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to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 542-76)

542-78-BZ

APPLICANT—Robert D. Sherard for Corona Congregational Church, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1980—decision of the Borough Superintendent, permitting in an R5 district, the construction of an off-site accessory parking facility for a community center that exceeds the distance from the principal site.

PREMISES AFFECTED—34-12 102nd Street, west side, 100 feet south of 34th Avenue, Block 1735, Lot 12, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Robert D. Sherard

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 9, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 9, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 425-78)

869-78-BZ

APPLICANT—Samuel H. Lindenbaum for New York University Institute of Fine Arts, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the reconstruction of a six story community facility structure that increases the degree of non-compliance in lot coverage and rear yard encroachment.

PREMISES AFFECTED—14 East 78th Street, south side, 220.11 feet east of Fifth Avenue, Block 1392, Lot 163, Borough of Manhattan.

APPEARANCES—

For Applicant: Frances R. Angelino and Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 13, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 773-78)

776-79-A

APPLICANT—Samuel J. Kisseloff for F.O.S. Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law; previously granted on condition.

PREMISES AFFECTED—407-13 East 91st Street, north side, 169 feet east of First Avenue, Block 1571, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel J. Kisseloff and Milton Newman.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar, for decision; additional information; hearing closed.

1055-64-BZ

APPLICANT—McGee and Morsellino for Bethpage Hard- ing Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, in an existing building occupied as a radio transmitting station and restaurant, the extension of the use to include catering and restaurant without restriction.

PREMISES AFFECTED—173-11 to 173-15 Horace Harding Expressway, 59-48 to 59-60 174th Street, northwest corner, Block 6887, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino and Helen Philbin.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

627-70-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for George Angelastro, owner; Vincent Scalamandre, lessee.

SUBJECT—Application for consideration—to reopen and restore to the Calendar by the Board to reconsider for possible modification of the resolution of September 12, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-2 district in an existing one story building occupied as a restaurant addition to the uses to include cabaret.

PREMISES AFFECTED—2148 to 2150 Flatbush Avenue, west side, 140 feet south of Quentin Road, Block 7889, Lot 49, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Anthony M. Salvati, Lawrence Wild, Rocco Retarto, Martin Teran, Robert Albanese and others.

For Opposition: Eliot Martone, Sgt. Caramanica, Marie Gervasi, Jack Friedman, Stefanie Keenan, Opal L. Wentzell, Ralph Opre, Philip Gervasi, Carole Porta, Susan L. Bandini, Ursula Viscarde, Gerald Bandini and others.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

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214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired November 29, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Boxer.

For Opposition: Doris Diether, C.B. #2M and Jeffrey Ween.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

214-77-BZ

APPLICANT—Leonard Boxer for ROC SOHO Associates, owner.

SUBJECT—Application for consideration—to reopen and restore to the Docket by the Board to reconsider for possible modification or revocation of the resolution of November 29, 1977—decision of the Borough Superintendent previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5B district, in an existing twelve story manufacturing structure, the conversion of the seventh through twelfth floors into apartments.

PREMISES AFFECTED—599 Broadway, southwest corner of West Houston Street, 172 Mercer Street, Block 512, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Doris Diether, C.B. #2M and Jeffrey Ween.

For Opposition: Leonard Boxer.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., Special Order Calendar for decision, hearing closed.

339-79-BZ

APPLICANT—John M. Burnes, III for Madison Park Loft Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing twelve story building from lofts into a multiple dwelling.

PREMISES AFFECTED—22-24 West 26th Street, south side, 259 feet west of Broadway, Block 827, Lot 60, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Harry J. Zweibel and John M. Burnes, III.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information.

309-79-BZ

APPLICANT—Solomon Sheer for Derf Development Corporation, owner.

SUBJECT—Application March 22, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in a C2-5 within an R-8 district, on a plot previously before the Board, the erection of a twelve (12) story and penthouse multiple dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room and penetrates the sky exposure plane.

PREMISES AFFECTED—523 to 533 East 80th Street, north side, 148 feet west of East End Avenue, Block 1577, Lots 15 and 18, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Solomon Sheer, P.E.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision; hearing closed.

665-79-BZ

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 6, 1979—decision of the Borough Superintendent, under Section 72-10 of the Zoning Resolution, to permit in an M1-6 district, in an existing ten story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Paul Gugliotta, Gustin L. Reichbach and Lincoln Adair.

For Opposition: Ira Nerenberg and Anthony Panzarino.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for decision, hearing closed.

666-79-A

APPLICANT—Paul Gugliotta for 40 West 24th Street, Incorporated, owner.

SUBJECT—Application June 5, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—40 West 24th Street, south side, 184 feet east of Avenue of the Americas, Block 825, Lot 71, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for decision; hearing closed.

741-79-BZ

APPLICANT—Frank A. Vaccaro, for Network Courier Service, owner.

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SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-6 district, the enlargement in area and the use of the third floor of an existing three story building for residential use with commercial occupancy on the first and second floors.

PREMISES AFFECTED—544 Hudson Street, east side, 86.29 feet north of Charles Street, Block 621, Lot 4, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Doris Diether, C.B. #2M.

For Opposition: Frank A. Vaccaro.

ACTION OF BOARD—Laid over to April 22, 1980, at 10 A.M., for hearing.

826-79-BZ

APPLICANT—Arthur Guttman for Norma Wiener, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666 of the New York City Charter, to permit in an M1-5 district, at an existing nine story building, the conversion of all floors above the first floor from factories into a multiple dwelling.

PREMISES AFFECTED—38 East 21st Street, south side, 275 feet west of Park Avenue South, Block 849, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for decision; hearing closed.

872-79-BZ

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666, of the New York City Charter, to permit in an R6 district, the conversion of a three story building presently under construction from a two family dwelling with doctors offices into a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—1315 Avenue O, north side, 60 feet west of East 14th Street, Block 6751, Lot 52, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

873-79-A

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1314 Avenue O, north side, 60 feet west of East 14th Street, Block 6751, Lot 52, Borough of Brooklyn.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

874-79-BZ

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, Section 666, of the New York City Charter, to permit in an R6 district, the conversion of a three story building presently under construction from a two family dwelling with doctors offices into a three family dwelling that creates non-compliance in floor area ratio, open space ratio and rear yard encroachment.

PREMISES AFFECTED—1319 Avenue O, north side, 40 feet west of East 14th Street, Block 6751, Lot 51, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

875-79-A

APPLICANT—Louis Lieberman for Solara Realty Corporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1319 Avenue O, north side, 40 feet west of East 14th Street, Block 6751, Lot 51, Borough of Brooklyn.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

939-79-BZ

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story and basement enlargement, to an multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and rear yard encroachment.

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Anthony M. Salvati, Mary Kallas and Elifteris Tesaris.

For Opposition: Robert Pepper, Howard Zimmerman, Ben Crane, Albert H. Socolov, Carol Shen, Betsy B. Sand, Noel Yanch and Marcia McHani.

For Administration: Robert Gachfeld, CPC.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

940-79-A

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application August 21, 1979—appeal from a decision of the Borough Superintendent, re- Proposed enlargement exceeds the maximum permitted increases in area of 25% for each floor and M.D.L. rear yard.

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn.

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for continued hearing; additional information.

MINUTES

986-79-BZ

APPLICANT—Arthur Guttman for Downtown Properties Associates, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an M1-5 district, in an existing eleven story building, the conversion of floors above the first floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—40 E. 21st Street, south side, 250 feet west of Park Avenue South, Block 849, Lot 51, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for decision; hearing closed.

1055-79-BZ

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis, for N.V. Portofino Properties Corporation, owner, Edward Durell Stone Associates, Lessee.

SUBJECT—Application September 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, the change in occupancy of an existing six story private dwelling into office use with a duplex apartment and an accessory caretaker apartment that will encroach into the required rear yard.

PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of Fifth Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Scott Mollen and Joseph B. Klein.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision; hearing closed.

1056-79-A

APPLICANT—Lipsig, Sullivan, Mollen and Liapakis, for N.V. Portofino Properties Corporation, owner, Edward Durell Stone Associates, Lessee.

SUBJECT—Application September 18, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—4 East 79th Street, south side, 100 feet east of 5th Avenue, Block 1393, Lots 67 and 68, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for decision; hearing closed.

1070-79-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates, Architects owner, Groff Studio Corporation, Lessee.

SUBJECT—Application September 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—151 West 28th Street, north side, 100.01 feet east of Seventh Avenue, Block 804, Lot 8, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Shael Shapiro.

For Opposition: Robert Gochfeld.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for deferred decision; hearing closed.

1129-79-BZ

APPLICANT—Dominick Salvati and Son for Proper Homes Incorporated, owner, Ronald and Fred Fishkin, Lessee.

SUBJECT—Application October 23, 1979—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, within an existing one story building occupied, as a billiard parlor, the addition to the uses to include amusement arcade.

PREMISES AFFECTED—1107/15 East Gun Hill Road, north side, 65.87 feet east of Laconia Avenue, Block 4705, Lots 20 and 23, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1980, at 10 A.M., for deferred decision; hearing closed.

1166-79-BZ

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with less than the required lot area and lot width, the erection of a three story, two family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches into the required side yards, penetrates the sky exposure plane and with accessory parking within the front yard.

PREMISES AFFECTED—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino and John J. Russo.

For Opposition: Susan M. Noreika, C.B. #13Q.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 10 A.M., for decision; hearing closed.

1167-79-A

APPLICANT—McGee and Morsellino for Ann Russo, owner.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84-13 263rd Street, east side, 100 feet south of Hillside Avenue, Block 8793, Lot 14, Floral Park, Borough of Queens.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at
10 A.M., for decision, hearing closed.

1168-79-BZ

APPLICANT—McGee and Morsellino for Ann Russo,
owner.

SUBJECT—Application November 1, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in an R2 district, on a plot with less
than the required lot area and lot width, the erection of a
three story, two family dwelling that exceeds the permitted
floor area ratio, has less than the required open space
ratio, encroaches into the required side yards, penetrates
the sky exposure plane and with accessory parking within
the front yard.

PREMISES AFFECTED—84-11 263rd Street, east side,
122.50 feet south of Hillside Avenue, Block 8793, Lot 15,
Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino and John J. Russo.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at
10 A.M., for decision, hearing closed.

1169-79-A

APPLICANT—McGee and Morsellino for Ann Russo,
owner.

SUBJECT—Application November 1, 1979—appeal from a
decision of the Borough Superintendent, re-proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—84-11 263rd Street, east side,
122.50 feet south of Hillside Avenue, Block 8793, Lot 15,
Floral Park, Borough of Queens.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at
10 A.M., for decision, hearing closed.

1186-79-BZ

APPLICANT—Hannibal F. Zumbo for 415 East 52nd
Street Corporation, owner.

SUBJECT—Application November 15, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution to permit in a C1-5 and R10 district, within an
existing 19 story multiple dwelling, the conversion of
the accessory maids quarters into office use.

PREMISES AFFECTED—404/420 East 53rd Street, 415
East 52nd Street, north side, 74 feet east of Block 1364,
Lot 5, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Hannibal F. Zumbo.
For Opposition: Robert J. Dryfoos, Esq., Council Member
Jane B. Trickter, Philip K. Howard, C.B. #6M, Joana
Battaglia, C.B. #6M, Barbara DiMona, Carol B. Miller,

Murray P. Lennard, William P. Layton, Ronna Polah,
William A. McKenna, Jr., Bart Rooney and Raymond
Gibson.

ACTION OF BOARD—Laid over to March 25, 1980, at
10 A.M., for continued hearing.

1222-79-BZ

APPLICANT—Sheldon Lobel for Rego Crescent Corpora-
tion and Stanley Becker, owner; Daniel Rubin, Contract
Vendee.

SUBJECT—Application December 6, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in a C2-2 and R3-2 district, the
erection of a one story and mezzanine warehouse and office
building.

PREMISES AFFECTED—153-66 Rockaway Boulevard,
northwest corner of 136th Avenue, Block 12136, Lots 32,
35, 37, 40, 42, 44 and 45, Jamaica, Borough of Queens.
Community Board #12Q.

APPEARANCES—

For Applicant: Sheldon Lobel and Abraham Sirof.
For Opposition: Cedric Clark, Peter Bonoonzi and Fred
Childs.

ACTION OF BOARD—Laid over to April 15, 1980, at
10 A.M., for continued hearing, additional information
to be submitted.

1252-79-BZ

APPLICANT—Miele Associates, C.B.R. Company, owner.

SUBJECT—Application December 20, 1979—decision of the
Borough Superintendent, under Section 72-21 of the Zon-
ing Resolution to permit in an R5 district, at an existing
one story medical center the erection of a second floor addi-
tion and the conversion into a bank and office building.

PREMISES AFFECTED—23-87 to 95 Bell Boulevard,
214-05 to 15 24th Avenue, northeast corner, Block 5958,
Lot 52, Bayside, Borough of Queens. Community Board
#7Q.

APPEARANCES—

For Applicant: Jean G. Miele, A.I.A. and Susan Schinkler.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at
10 A.M., for decision, hearing closed.

48-80-BZ

APPLICANT—Joseph Marini for Edith B. Kutz, owner.

SUBJECT—Application January 21, 1980—decision of the
Borough Superintendent, under Section 72-21 of the Zoning
Resolution, to permit in a C1-2 district, the alteration and
enlargement of an existing theatre and the change in oc-
cupancy into a roller skating rink that creates non-com-
pliance in floor area ratio and the loading requirements.

PREMISES AFFECTED—4214-A White Plains Road, east
side, 57 feet south of East 234th Street, Block 4997, Lot 61,
Borough of The Bronx. Community Board #12BK.

APPEARANCES—

For Applicant: Joseph Marini, Edith Bolte Kutz and E.
Glenn Clendening.
For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1980, at
10 A.M., for continued hearing, additional information to
be submitted.

MINUTES

50-79-BZ

APPLICANT—Samuel H. Lindenbaum of Rosemary, Colin et al., for 270-23 Company, owner.

SUBJECT—Application January 17, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten story loft building, the conversion of the seventh through tenth floors into apartments.

PREMISES AFFECTED—521-523 West 23rd Street north side, 200 feet west of 10th Avenue, Block 695, Lot 24, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis R. Angelino and Samuel H. Lindenbaum.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1979, after due notice by publication in the Bulletin; laid over to September 11, 1979; then to September 25, 1979; then to October 16, 1979; then to November 7, 1979; then to November 27, 1979; then to January 22, 1980; then to February 13, 1980; then to March 4, 1980; then to March 11, 1980; then to March 18, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1980, acting on Alt. Applic. #494/1979, reads:

"1. The proposed residential use located in an M1-5 district is contrary to Section 42-00 Z.R.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing ten-story loft building, the conversion of the seventh through tenth floors into apartments *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 17, 1979", 5 sheets, and "February 8, 1980", 1 sheet; and *on further condition* that all interior partitions shall comply with the Multiple Dwelling Law and be approved by the Department of Buildings; that the number of apartments shall not be increased; that a rate-of-rise device be provided on all commercial floors; that the commercial occupancies shall be restricted to non-hazardous category; that 25 percent of the roof area be allocated as tenant recreation space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

703-79-BZ

APPLICANT—Allen B. Terjesen for Julius Tantleff, owner.

SUBJECT—Application June 14, 1979—decision of the Bor-

ough Superintendent, under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade.

PREMISES AFFECTED—2520 Hylan Boulevard, west side, 114.99 feet south of New Dorp Lane, Block 3960, Lots 7, 60, 90, 92, 95, 96 and 125, New Dorp, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Allen B. Terjesen.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980; then to March 18, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1979, acting on Alt. Applic. #75/1979, reads:

"1. The proposed addition of an amusement arcade in an existing billiard parlor can be approved only by special permit granted by the Board of Standards and Appeals pursuant to Sec. 32-31 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #2S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-35 of the Zoning Resolution; and

WHEREAS, a majority of the establishments within the shopping center have not expressed objection to this proposal; and

WHEREAS, this use is consistent with the local legislation and zoning amendments; and

WHEREAS, the Board has imposed constraints on the operation as expressed in the conditions.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-35 of the Zoning Resolution, to permit in a C4-1 district, within an existing shopping center, the change in use of one store into an amusement arcade *on condition* that all work shall conform to the drawings filed with this application, marked "Received March 14, 1980", 3 sheets; and *on further condition* that this special permit be limited to a term of one year; that the hours of operation be limited to from 10 A.M. to 11 P.M. Monday through Saturday, and 12 Noon to 8 P.M. on Sunday; that the owner shall provide adult supervision and security at all times; that the amusement machines be restricted to games of skill; that there shall be no games of chance; that no food or beverage be sold on the premises; that there shall be no admittance of school-age minors prior to 3:30 P.M.; that there shall be no loitering, gambling or prizes awarded; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 73-70 of the Zoning Resolution.

770-79-BZ

APPLICANT—Benjamin A. Shafran for John J. Crowe, owner.

MINUTES

SUBJECT—Application July 3, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district the conversion of an existing three story building from commercial occupancy into a multiple dwelling.

PREMISES AFFECTED—179 Christopher Street, north side, 77.6 feet east of Weehawken Street, Block 636, Lot 37, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Benjamin A. Shafran.

For Opposition: Doris Diether, C.B. #2M.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 22, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; then to February 19, 1980; then to March 4, 1980; then to March 18, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated June 8, 1979, acting on Alt. Applic. #296/1979, reads:

"1. Proposed Use Group 2 residential apartments within an M1-5 district are contrary to Section 42-10 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #2M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the conversion of an existing three-story building from commercial occupancy into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 3, 1979", 7 sheets, "February 15, 1980", 4 sheets, and "March 12, 1980", 1 sheet; and *on further condition* that a smoke detector be installed in each apartment; that the cellar be restricted to accessory storage only; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

801-79-BZ

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

SUBJECT—Application July 13, 1979—decision of the Borough Superintendent, under Section 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 (SRD) district, the erection of a one story and mezzanine building for use for a retail store.

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane. Block 6489, Lot 30,

Annadale, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Wallace Kubec.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 19, 1980, after due notice by publication in the Bulletin; laid over to March 4, 1980; then to March 18, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 10, 1979, acting on N.B. Applic. #556/1979, reads:

"1. The proposed food store (use group 6) which is not a use permitted as of right when located in a R3-2 zoning district is contrary to Section 22-10 of the Zoning Resolution.

2. There are no applicable bulk, parking or loading requirement for a proposed food store when located in an R3-2 Zoning District."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, the traffic pattern at this dangerous curved point precludes development for residential use; and

WHEREAS, the site is irregular in shape and located near two heavily trafficked major streets; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 (SRD) district, the erection of a one-story and mezzanine building for use as a retail store *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 13, 1979", 4 sheets, and "February 29, 1980", 3 sheets; and *on further condition* that this variance shall be limited to a term of 20 years; that a 5 foot side yard be provided along the easterly lot line with planted screening in accordance with Section 25-66 of the Zoning Resolution; that there shall be no parking in the area to the west of the curb cut; that this no parking area shall have conspicuous blinkers and pavement markers; that the hours of operation be limited to from 7 A.M. to 11 P.M. seven days per week; that signs shall comply with the C1 district regulations; that gates be provided to the accessory parking area and be locked after business hours; that there shall be no beer or liquor consumed on the premises; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

802-79-A

APPLICANT—Diffendale and Kubec for Pasquale R. Colangeli, owner.

MINUTES

SUBJECT—Application July 13, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Wallace Kubec.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 10, 1979, on N.B. Applic. #556/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Section P110.2, RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 10, 1979 acting on N.B. Applic. #556/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 13, 1979", 6 sheets and that all laws, rules and regulations shall be complied with.

888-79-BZ

APPLICANT—Albert Melniker for Joseph Grigas, owner.

SUBJECT—Application July 31, 1979—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one family dwelling that encroaches on the required side yards.

PREMISES AFFECTED—458 Ocean Terrace, south side, 954.36 feet west of Coverly Avenue, Block 839, Lot 143, Emerson Hill, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 18, 1979, after due notice by publication in the Bulletin; laid over to January 22, 1980; then to February 5, 1980; then to February 19, 1980; then to March 18, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1979, acting on N.B. Applic. #2050/1978, reads:

"1. The proposed one family dwelling on a lot of less than 100' in width when located in a R1-1 zoning district is contrary to Section 23-32 of the zoning resolution.

2. The proposed one family dwelling located in a R1-1 zoning district with total width of side yards of less than 35' and one side yard of a width less than 15' is contrary to Section 23-461 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, the majority of the plots within the surrounding area are non-complying as to lot area and have yard encroachments; and

WHEREAS, the site is similar in lot width and size as other parcels in close proximity; and

WHEREAS, the plot is irregular in shape which creates a practical difficulty for complying development, the proposed development will not cause any adverse affect on the neighborhood; and

WHEREAS, this site is formed by the separation of a portion of lots from two abutting properties which results in the original lot sizes of these properties as developed prior to December 15, 1961 and, therefore, the proposed development and lot separation does not create any new non-compliance; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R1-1 district, on a plot with less than the required average lot width, the erection of a one-family dwelling that encroaches on the required side yards *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 31, 1979", 4 sheets, and "January 29, 1980", 1 sheet; and *on further condition* that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

983-79-BZ

APPLICANT—Ingo Daashuur for 114 West 27th Street Realty Incorporated, owner.

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SUBJECT—Application October 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: None.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 5, 1980, after due notice by publication in the Bulletin; laid over to February 19, 1980; then to February 26, 1980; then to March 18, 1980; and

and
WHEREAS, the decision of the Borough Superintendent, dated October 18, 1979, acting on Alt. Applic. #566/1979, reads:

“1. Proposed Multiple Dwelling under 7B M.D. Law (use Group #2) in a M1-6 District is contrary to Section 42-00 Zon. Res.

2. There are no Zoning Bulk Regulations for a Residential Building in a M1-6 District.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district in an existing 12-story building, the conversion of all floors above the second floor from manufacturing use into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received October 24, 1979”, 4 sheets, “December 19, 1979”, 1 sheet, “February 15, 1980”, 1 sheet, and February 26, 1980”, 8 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station be installed on each floor, connected to an alarm that can be heard throughout the building; that the second floor be occupied with a conforming commercial or manufacturing non-hazardous use; that room sizes and door swing shall comply with the Multiple Dwelling Law; that 25 percent of the roof area be allocated as tenant recreational space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1083-79-A

APPLICANT—Inge Daashuur for 114 W. 27th Street Realty, owner.

SUBJECT—Application October 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—114-116 West 27th Street, south side, 200 feet west of Avenue of the Americas, Block 802, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: None.
For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1979, on Alt. Applic. #566/79, reads:

“4. Front Apts. on all floors do not have access to required 2nd means of egress (existing screened exterior stairs) Sect. 277 (9) (b) of Art. 7B M.D. Law.”

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.

Resolved, that the decision of the Borough Superintendent, dated October 18, 1979, acting on Alt. Applic. #566/79, Objection No. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 983-79-BZ; and that all other laws, rules and regulations be complied with.

Adjourned: 6:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 18, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

143-80-SA

APPLICANT—Hersey Products Incorporated, owner.

SUBJECT—Waterflow detector valves.

APPEARANCES—

For Applicant: George A. Leiding.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 143-80-SA—Hersey Products Incorporated, Dedham, Massachusetts, filed for approval of Model EDC Detector Checks with Bypass, 4", 6", 8", and 10" sizes, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Waterflow detector valves.

DESCRIPTION: The valves have a rated working pressure of 175 psi and are available in 4", 6", 8", and 10" sizes. They

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are used on fire lines to detect the flow of water through the lines caused by leaks and misuse. The valves have weighted clappers which divert low flows of water through a bypass line containing a water meter. The larger flows of water, which occur during normal use of the line, lift the clapper and pass through the valve unmetered. A check valve in the meter line prevents backflow through the bypass. Materials include a cast iron bottom case and cover; bronze seat ring clapper, swing arm, and hinge pin plug; a lead filled bronze weight; stainless steel hinge pin, weight pin, and clapper pin; and a Buna-N O-ring.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (File EX908) and Factory Mutual Research (No. 2A2A4.AH).

RECOMMENDATION: The Committee on Test recommends the approval of the Model EDC Detector Checks with Bypass, 4", 6", 8", and 10" sizes, under the provisions of Article 17 and RS 17 of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 143-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

607-76-SM

APPLICANT—Unistrut Eastern Service Company, Subsidiary of NEF Systems, Incorporated, owner.

SUBJECT—To show a change of corporate name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for continued hearing.

600-77-SM

APPLICANT—The Inca Company, owner.

SUBJECT—Additional uses of surface bonding cement.

APPEARANCES—

For Applicant: Walter T. Gorman.

ACTION OF BOARD—Decision deferred and laid over to May 27, 1980, at 2 P.M., hearing closed.

1102-79-GR

APPLICANT—The City of New York Board of Standards and Appeals.

SUBJECT—Automatic door operators.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

142-80-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated February 1, 1980 and received February 15, 1980.

SUBJECT—Modification of Reference Standard RS 10-7 (Specifications for Steel Joists and Girders) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: Irving Polsky, P.E., Dan McGee, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for decision, hearing closed.

144-80-SA

APPLICANT—B.W.N. Industries, owner.

SUBJECT—Automatic sliding doors.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for hearing.

904-79-A

APPLICANT—The Brooklyn Union Gas Company.

SUBJECT—Application August 3, 1979—appeal from rules promulgated by the Commissioner of Buildings re- vent damper devices in existing boilers and furnaces.

APPEARANCES—

For Applicant: Barbara Slattery.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, rules promulgated by the Commissioner of Buildings, reads:

DEPARTMENT OF BUILDINGS

Notice of Promulgation of Rules and Regulations Relating to the Installation of Vent Damper Devices in Existing Boilers and Furnaces.

PURSUANT TO SECTION 1105 OF THE NEW YORK CITY CHARTER AND BY virtue of the authority vested in me as Commissioner of Buildings by Section 645 of such Charter and in order to carry out the promotion of subarticle 104.0 of the Building Code, Sections C26-109.1 of the Administrative Code, and Section E104.1 of the State Energy Conservation Construction Code, the following rules and regulations relating to the installation of vent damper devices in existing boilers and furnaces are hereby promulgated.

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RULES AND REGULATIONS RELATING TO THE INSTALLATION AND MAINTENANCE OF VENT DAMPER DEVICES IN EXISTING BOILERS AND FURNACES.

These regulations shall apply to the retrofitting of vent damper devices to existing boilers and furnaces only. Installations of new boilers and furnaces, after the effective date of these regulations, which incorporate these devices as factory installed directly on top of the draft hood with no other connection made between the boiler or furnace and damper, shall comply with existing Code requirements for such installation and equipment acceptance, as set forth in Section C26-107.2 of the Administrative Code.

1. The scope of these regulations shall apply to electrically operated dampers only. Mechanically activated dampers which are dependent upon or controlled by fuel gas pressure in the delivery line of gas systems, or thermally actuated dampers are not approved for installation at this time (proposed rules and regulations relating to mechanically actuated or thermally actuated dampers will be promulgated in the near future.)

2. Installation of the dampers shall be limited to those devices that have had a petition filed for and have been granted a variance from the provisions of sub-division 4-8.8(b) of Industrial Code Rule Number 4 by the Industrial Commissioner of the New York State Department of Labor.

3. All dampers must have a fail-safe feature that would cut off the boiler or furnace in the event of damper failure in the closed position. Further, electrical failure to this drive motion shall permit the damper to open fully on spring return or otherwise, whether or not the burner is firing. Alternately, in lieu of the latter, when installation of the damper is in conjunction with a gas appliance, the provisions of sections 1.14.10 and 1.14.11 of the American National Standard for Gas-Fired Central Furnaces (ANSI 721.47-1978) may be utilized.

4. Installation shall be limited to qualified installers only, trained by the manufacturer of the device, who have been duly certified by the manufacturer as fully competent to perform the installations, and who have a Home Improvement Contractors License from the Department of Consumer Affairs, utilizing licensed electricians (licensed electricians and licensed oil burner installers certified by manufacturers who perform the entire installation, need not have a home improvement contractors license). Further, when installed in conjunction with gas appliances, any modification or connection to the gas distribution system must be performed by licensed master plumbers.

5. All electrical work must be performed in accordance with the New York City Electrical Code.

6. Prior to the installation of the vent damper device a safety inspection of the existing boiler or furnace installation shall be made. The following steps shall be followed in making the safety inspection, which shall not be limited to these:

(a) Conduct a gas leakage test of the equipment piping and control system downstream of the shut-off valve in the supply line to the equipment.

(b) Visually inspect the venting system for proper size and horizontal pitch and determine there is no blockage or restriction, leakage, corrosion, and other deficiencies which could cause an unsafe condition.

(c) Inspect burners and crossovers for blockage and corrosion.

(d) Inspect furnace heat exchanger for cracks, openings or excessive corrosion. Inspect boiler for evidence of water or combustion product leaks.

(e) Check both the furnace limit control and fan control for proper operation. Limit control operation can be checked by blocking the circulating air inlet or temporarily disconnecting the electrical supply to the blower motor and determining that the limit control acts to shut off the main burner gas or oil fuel supply.

(f) For boilers, determine the water pumps are in operating condition.

(g) For boilers, test low water cut off, automatic feed controls, pressure and temperature limit controls, and relief valves in accordance with the manufacturer's recommendations to determine they are in proper operating condition.

7. The following procedure shall be followed in making the modifications necessary to install the automatic vent damper device:

(a) Vent dampers shall be installed in strict accordance with manufacturer's installation instructions by installers trained by the manufacturer. Dampers shall not be located in that portion of the venting system which serves any appliance other than the one for which the damper is installed. The damper and its housing shall comprise ferrous metal construction only.

(b) It shall be verified that wiring connections are tight and wires are positioned and secured so they will not be able to contact high temperature locations.

(c) The modified venting system shall be visually inspected for proper horizontal pitch.

(d) Damper operation shall be checked to verify that it is properly sequenced with the boiler or furnace operating controls so that it opens when there is a call for heat and closes when the unit is in a standby condition. If a boiler gas valve is sequenced by the aquastat, determine that the damper opens prior to the opening of the gas valve.

(e) A stop shall be provided so that the gas/oil burner cannot fire until the damper has reached the full open position. This may be done with electrical controls and relay holding either the main gas valve or magnetic oil valve in the closed position until the damper opens fully.

(f) Determine the amperage draw of the gas control circuit and damper device.

(1) Transformers shall be used where voltages of the damper and heating appliance are incompatible. Resistors shall not be used.

(2) Check the transformer for adequate capacity.

(3) Check heat anticipator in comfort thermostat to determine that it is properly adjusted.

8. The appliance shall be sequenced through at least three normal operating cycles. Assure compatibility between safety-lockout device and damper.

9. The damper device shall be labeled with the following information:

(a) Name of qualified agency responsible for damper installation.

(b) Date of installation.

Label shall be of pressure sensitized adhesive foil type with black lettering, clearly defined, and shall be applied near equipment name plate.

10. Vent damper devices installed in accordance with these regulations may be installed on gas or oil-fire appliances. Such installation shall constitute "minor alterations" as set forth in section C26-104.1 of the Administrative Code, and thereby exempt from Building Department permit requirements (when represented for use on gas appliances, the device must be listed by the American Gas Association) and conform with all of the requirements of the American National Standard for Electrically Operated Vent Damper Devices for Use with Gas-Fired Appliances—ANSI-721.66-1977).

I do hereby certify that good cause exists for waiving the requirement that 30 days elapse after publication before these rules are effective; and, said rules shall be effective immediately, on the date of publication in THE CITY RECORD.

IRWIN FRUCHTMAN, P.E., Commissioner.

WHEREAS, this application has two distinct requests relating to the "Rules and Regulations Relating to the installation of Vent Damper Devices in Existing Boilers and Furnaces"; and

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WHEREAS, one request refers to paragraph 4 of said rules, relating to qualifications for installing, repairing and inspecting vent dampers; and

WHEREAS, the second request contained in paragraphs 3 and 10 relates to requirements relating to a redundant gas valve; and

WHEREAS, the Board is considering only that aspect of the application relating to paragraph 4 at this time at the request of the applicant; and

WHEREAS, Brooklyn Union Gas Company has previously been involved in the installation of vent dampers; and

WHEREAS, Brooklyn Union Gas has qualified service persons, trained and skilled in the installation of vent dampers; and

WHEREAS, the Electrical Code and the Building Code do not preclude the installation and repair work of vent dampers by properly trained public utility corporation employees on equipment in customers' premises, therefore be it

Resolved, that the Board of Standards and Appeals does hereby authorize qualified employees of a utility corporation that is subject to the jurisdiction of the Public Service Commission to install, repair and inspect vent dampers in gas furnaces and boilers in its service territory.

906-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—145 Connecticut Street, east side, 200 feet north of Hylan Boulevard, Block 7928, Lot 67, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #1468/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore;

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500 feet of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 23, 1979 acting on N.B. Applic. #1468/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the

volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 7, 1979", 2 sheets; and that all laws, rules and regulations shall be complied with.

907-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—139 Connecticut Street, east side, 260 feet north of Hylan Boulevard, Block 7928, Lot 70, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #1469/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 23, 1979, acting on N.B. Applic. #1469/79, Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required,

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a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 7, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

908-79-A

APPLICANT—Peter F. Oddo, Jr. for Zermatt Realty Corporation, owner.

SUBJECT—Application August 7, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—133 Connecticut Street, east side, 320 feet north of Hylan Boulevard, Block 7928, Lot 73, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #1470/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 23, 1979 acting on N.B. Applic. #1470/79 Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site

runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 7, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

912-79-A

APPLICANT—Jules S. Denora for Gerard Muro, owner.

SUBJECT—Application August 16, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—149-18 New York Boulevard, northwest corner of 149th Road, Block 13383, Lot 72, Borough of Queens.

APPEARANCES—

For Applicant: Jules S. Denora.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1979, on N.B. Applic. #128/79, reads:

"1. The proposed 100% on-site disposal of storm water, when the storm outlet is more than 500 feet away, is contrary to Sec. P110.2 para. (c) of Local Law 7-1974."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated August 2, 1979 acting on N.B. Applic. #128/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 16, 1979", 3 sheets and that all laws, rules and regulations shall be complied with.

913-79-A

APPLICANT—Alphonse J. Calvanico for Gino Tucci, owner.

MINUTES

SUBJECT—Application August 18, 1979—appeal from a decision of the Borough Superintendent, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—521 Rathbun Avenue, north side, 100 feet east of Nippon Avenue, Block 6314, Lot 63, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1979, on N.B. Applic. #766/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 23, 1979, acting on N.B. Applic. #766/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 10, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

929-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1510 Arden Avenue, southwest corner of Koch Boulevard, Block 5400, Lot 15, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1979, on N.B. Applic. #69/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 19, 1979 acting on N.B. Applic. #69/78 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

930-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1520 Arden Avenue, northwest corner of Jansen Street, Block 5400, Lot 20, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1979, on N.B. Applic. #70/78, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of

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the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 19, 1979 acting on N.B. Applic. #70/78 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

931-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—236 Koch Boulevard, south side, 101.09 feet west of Arden Avenue, Block 5400, Lot 10, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1979, on N.B. Applic. #71/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block

which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 19, 1979 acting on N.B. Applic. #71/78 Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

932-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—246 Koch Boulevard, south side, 95.00 feet east of Harold Avenue, Block 5400, Lot 6, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1979, on N.B. Applic. #72/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law, and

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and there-

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fore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(e) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 19, 1979, acting on N.B. Applic. #72/78, Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

933-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—Filed pursuant to Section 36, Article 3, General City Law, re- Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—256 Koch Boulevard, southeast corner of Harold Avenue, Block 5400, Lot 1, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1979, on N.B. Applic. #73/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No. C. of O. can be issued as per Article 3, Section 36 of the General City Law, and

B. Permit may not be issued since proposed construction does not have at least 8% of the total

perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 19, 1979 acting on N.B. Applic. #73/78 Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

934-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Jansen Street, north side, 100.00 feet west of Arden Avenue, Block 5400, Lot 25, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1979, on N.B. Applic. #74/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

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A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law, and

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2 (c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 19, 1979 acting on N.B. Applic. #74/78 Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

935-79-A

APPLICANT—Alphonse J. Calvanico for Henry Lieberman, owner.

SUBJECT—Application August 17, 1979—filed pursuant to Section 36, Article 3, General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Jansen Street, north side, 94.40 feet east of Harold Avenue, Block 5400, Lot 30, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,

dated July 19, 1979, on N.B. Applic. #75/78, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law, and

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated July 19, 1979 acting on N.B. Applic. #75/78 Objection No. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received August 17, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1045-79-A

APPLICANT—Francis R. Dickhut for Young Israel of Staten Island, owner.

SUBJECT—Application September 12, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—835 Forest Hill Road, southeast corner of Willowbrook Road, Block 1987, Lot 59, Willowbrook, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

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Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 12, 1979, on Alt. Applic. #24/78, reads:

"1. The proposed use of drywells for 100% disposal of storm water where no public storm sewers into which discharge is feasible are located within 500 ft. of the property is contrary to Section P110.2, BS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 12, 1979, acting on Alt. Applic. #24/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 12, 1979", 4 sheets and that all laws, rules and regulations shall be complied with.

1080-79-A

APPLICANT—Calvanico Associates for Frances Homes, owner.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—531 Rensselaer Avenue, north side, 300 feet west of Delmar Avenue, Block 6315, Lot 54, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1979, on N.B. Applic. #1286/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 19, 1979 acting on N.B. Applic. #1286/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "September 28, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1106-79-A

APPLICANT—Jerome L. Grushkin for Janusz R. Enzinger, owner.

SUBJECT—Application October 16, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed Building not fronting on a legally mapped street.

PREMISES AFFECTED—Wilson View Place, west side, 125.24 feet south of Douglas Road, Block 835, Lot 155, Emerson Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1979, on N.B. Applic. #1889/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building frontage directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 4, 1979 acting on N.B. Application #1889/79, Objection No. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways: and that the building shall

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substantially comply with drawings marked received "October 16, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

1121-79-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—W.L.P. Realty Corporation.

SUBJECT—Application October 18, 1979—for Modification of Certificate of Occupancy #Q193014 re- Sprinkler System.

PREMISES AFFECTED—71-18 to 71-24 Austin Street, south side, 250 feet west of Continental Avenue, Block 3255, Lot 15, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Owner: Paul Mok.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated October 18, 1979, to modify C.O. #Q193014, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to modify a Certificate of Occupancy in relation to the following building:

71-18 to 71-24 Austin Street
Queens, N. Y."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner John J. Walsh, P.E., which recommended that the application be granted under certain conditions;

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is granted, and that the certificate of occupancy be *modified* to require a non-automatic sprinkler system in the cellar; two approved smoke detectors in each cellar area and one approved smoke detector in the stores located on the first floor, all having a central office connection; that the building conform to plans marked received "March 14, 1980", 2 sheets and that all other laws, rules and regulations applicable shall be complied with.

1141-79-A

APPLICANT—Frank A. Vaccaro for Joseph Colacino, owner.

SUBJECT—Application October 31, 1979—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—60 Rae Avenue, west side, 220 feet north of Edwin Street, Block 6425, Lot 32, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1979, on N.B. Applic. #1572/79, reads:

"1. The street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

a. A Certificate of Occupancy may not be issued per Article 3, Section 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and is therefore contrary to Section C26-401.0 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 25, 1979, acting on N.B. Applic. #1572/79, Objection 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked "Received October 31, 1979", 1 sheet; and that all laws, rules and regulations shall be complied with.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., at the request of the applicant and the Building Department; hearing closed.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matters re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., at the request of the Building Department and the applicant; hearing closed.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novelties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., at the request of the applicant and the Building Department, hearing closed.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet west of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., at the request of the Building Department and the applicant; hearing closed.

540-78-A

APPLICANT—Ralph L. Schwarz, Jr. for Michael Zaffarano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., at the request of the applicant and the Department of Buildings; hearing closed.

761-79-A

APPLICANT—Charles M. Shapiro for Diamond Rendering Company, Incorporated, owner.

SUBJECT—Application June 29, 1979—appeal from a decision of the Fire Commissioner re- Sprinkler System.

PREMISES AFFECTED—473 Scott Avenue, southwest corner of Thomas Street, Block 2808, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for decision; hearing closed.

963-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—203 Kinghorn Street, northwest

corner of Harold Street, Block 6361, Lot 30, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

964-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—211 Kinghorn Street, north side, 70.06 feet west of Harold Street, Block 6361, Lot 25, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

965-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—219 Kinghorn Street, north side, 140.06 feet west of Harold Street, Block 6361, Lot 20, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

966-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

MINUTES

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—227 Kinghorn Street, north side, 215.06 feet west of Harold Street, Block 6361, Lot 14, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

967-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—235 Kinghorn Street, north side, 290.06 feet west of Harold Street, Block 6361, Lot 11, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

968-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Kinghorn Street, north side, 360.06 feet west of Harold Street, Block 6361, Lot 6, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

969-79-A

APPLICANT—Peter F. Oddo for George DelGadio, owner.

SUBJECT—Application August 29, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—358 Harold Street, west side, 100 feet north of Kinghorn Street, Block 6361, Lot 34, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

970-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Luna Circle, northeast corner of Luna Circle, Block 6364, Lot 87, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

971-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—315 Kinghorn Street, north side, 210.50 feet west of Luna Circle, Block 6364, Lot 145, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

972-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—20 Tyndale Street, south side, 115.72 feet west of Luna Circle and Kinghorn Street, Block 6364, Lot 157, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

973-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Luna Circle, southwest corner of Kinghorn Street, Block 6364, Lot 136, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

974-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—52 Revenna Street, southwest corner of Holdridge Avenue, Block 6364, Lot 110, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

975-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Revenna Street, south side, 100 feet west of Holdridge Avenue, Block 6364, Lot 130, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

976-79-A

APPLICANT—Peter F. Oddo, Jr. for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—275 Kinghorn Avenue, north side, 100.00 feet west of Holdridge Avenue, Block 6364, Lot 125, Annadale, Borough of Staten Island.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to April 15, 1980, at 2 P.M., hearing closed.

977-79-A

APPLICANT—Peter F. Oddo for Vincent Martinelli, owner.

SUBJECT—Application August 28, 1979—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—265 Kinghorn Street, northwest corner of Holdridge Avenue, Block 6364, Lot 120, Annadale, Borough of Staten Island.

MINUTES

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Decision deferred and laid over to
April 15, 1980, at 2 P.M., hearing closed.

991-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-139 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.
For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

992-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-139 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

993-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of Fire Commissioner, re- Packaging of combustible mixture known as "Armstrong S-750 Tile-On Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulations of the Administrative Code of the City of New York.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

994-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Armstrong S-750 Tile Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic (resealable) containers not in compliance with the regulation of the Administrative Code of the City of New York.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

995-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Armstrong S-235 Multipurpose Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic, containers not in compliance with the regulations of the Administrative Code of the City of New York.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

996-79-A

APPLICANT—Armstrong Cork Company, owner.

SUBJECT—Application August 7, 1979—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Armstrong S-235 Multipurpose Adhesive" in a 3½ gallon and 5 gallon plastic bottle with self-locking lid plastic, containers not in compliance with the regulations of the Administrative Code of the City of New York.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

1079-79-A

APPLICANT—Calvanico Associates for Pietre Giambrene, owner.

SUBJECT—Application September 28, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—108 Holcomb Avenue, south side, 522.26 feet west of Woodrow Road, Block 6015, Lot 60, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Laid over to March 25, 1980, at 2 P.M., for decision; hearing closed.

1218-79-A

APPLICANT—Sheldon Lobel for Gramercy 222 Residents Corporation, owner.

SUBJECT—Application December 3, 1979—appeal from a decision of the Borough Superintendent re- review of interpretation of zoning matter under Section 77-11.

PREMISES AFFECTED—222 Park Avenue South, northwest corner of East 18th Street, Block 847, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Stanley R. Rosenberg, R.A.

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

1258-79-A

APPLICANT—John Anastasi for Dr. Constantine Stefanides, owner.

SUBJECT—Application December 19, 1979—appeal from a decision of the Borough Superintendent re- proposed doctor's office in cellar is contrary to variance granted under Calendar #213-77-A.

PREMISES AFFECTED—1713/1715 East 17th Street, east side, 100 feet south of Quentin Road, Block 6800, Lot 86, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for continued hearing; applicant to be notified.

1268-79-A

APPLICANT—Augustus A. Beekman Fire Commissioner for Double H Enterprises, Incorporated, owner of premises.

SUBJECT—Application December 28, 1979—for Modification Certificates of Occupancy #2565-Q188925-Q188991 for re- Sprinkler System.

PREMISES AFFECTED—59-01 to 59-07 71st Avenue, northside, 10 feet east of Myrtle Avenue, Block 3508, Lots 46, 47, 48 and 49, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Robert J. Joachin.

ACTION OF BOARD—Laid over to April 22, 1980, at 2 P.M., for continued hearing, additional information to be submitted.

20-80-A

APPLICANT—McGee and Morsellino for Broad Hill, Incorporated, owner, Merit Oil of New York, Incorporated, lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- self-service station.

PREMISES AFFECTED—1596 White Plains Road, southeast corner of Tremont Avenue, Block 3952, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for decision; hearing closed.

21-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- self-service station.

PREMISES AFFECTED—148-25/27 Liberty Avenue, northwest corner of 150th Street, Block 10033, Lot 20, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for decision; hearing closed.

22-80-A

APPLICANT—McGee and Morsellino for Aaron L. Gitenstein, owner, Merit Oil of N. Y. Incorporated, Lessee.

SUBJECT—Application January 8, 1980—appeal from a decision of the Borough Superintendent, re- Self Service Station.

PREMISES AFFECTED—1652/1676 Bushwick Avenue, south side, 200.17 feet east of Conway Street, Block 3476, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for decision, hearing closed.

35-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. OWNER OF PREMISES—Ace Realty Corporation.

SUBJECT—Application January 14, 1980—for Modification of Certificate of Occupancy #37117—re- Sprinkler System.

PREMISES AFFECTED—90-16 to 90-26 37th Avenue, south side, 10 feet west of 91st Street, Block 1478, Lot 6, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Demetrios Kazalar.

ACTION OF BOARD—Laid over to April 15, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

Adjourned: 7:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

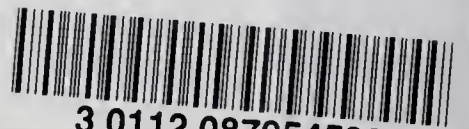
CHAPTER 1

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